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## Whitehouse Planning Commission Meeting Notice

Notice is hereby given that the Planning Commission of the Village of Whitehouse will meet on Monday, May 6, 2019, at 7:00 p.m. in the Council Chambers, Whitehouse Village Hall, 6925 Providence Street, Whitehouse, Ohio.

### AGENDA

1. Call the Public Hearing to order to hear testimony on a proposed zoning map amendment for 7150 Heller Road, Whitehouse, Ohio, Lucas County Parcel No. 9801627.
2. Close the Public Hearing.
3. Call the Regular Meeting to Order
4. Approve Minutes of the January 7, 2019, Planning Commission Meeting.
5. Review Staff Report 02-2019 and make a recommendation to Whitehouse Village Council concerning a request for a zoning map amendment at 7150 Heller Road, Whitehouse, Ohio (Parcel No. 9801627).
6. Review and discuss Staff Report 03-2019 concerning a preliminary drawing for Whitehouse Meadows, a revised subdivision plan submitted by Charles Grass.
7. Review and discuss Staff Report 04-2019 relative to an application for a renewal of the Preliminary Plats 6 & 7 for Steeplechase, as submitted by Developer, Hallmark Development Co., LLC, for thirty-three (33) single family residential lots.
8. Other business as appropriate under the Charter.
9. Adjourn.

Jordan D. Daugherty  
Village Administrator

**6925 Providence Street . PO Box 2476 . Whitehouse, Ohio 43571**  
**Phone 419-877-5383 . Fax 419-877-5635**  
**whitehouseoh.gov**



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PLANNING COMMISSION, VILLAGE OF WHITEHOUSE  
PUBLIC NOTICE OF HEARING

Public notice is hereby given that the duly constituted Planning Commission of the Village of Whitehouse, Lucas County, Ohio shall conduct a public hearing commencing at 7:00 p.m. on Monday, May 6, 2019, in the Whitehouse Village Hall, 6925 Providence Street, upon the following matter:

To hear testimony on a zoning map amendment submitted by Charles Grass, Contract Purchaser, for the property located at 7150 Heller Road, Village of Whitehouse, Lucas County, Ohio (Parcel 9801627).

The property is currently zoned **S-1 Suburban**. Petitioner is requesting a zoning map amendment for rezoning to **R-3 Single Family PUD**. Complete legal descriptions are available for public review at the Whitehouse Municipal Building during normal business hours and will be available for public inspection at the hearing.

All interested parties are invited to be heard and give public comment on the record as to the proposed zoning map amendment.

Jordan D. Daugherty, Administrator  
Village of Whitehouse

Publish Date: April 4, 2019  
Anthony Wayne Mirror

**MINUTES OF THE PLANNING COMMISSION  
VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO  
January 7, 2019**

At 7:00 pm, Chairman Tom Lytle called the meeting of the Whitehouse Planning Commission to order.

**Roll Call:** Tom Lytle, Allen Kuck, David Prueter. **Also present were the following:** Tom Roehrs, Greg Feller, Agnes Finfera, Julie Cunningham, Fire Chief Josh Hartbarger, Deputy Fire Chief Jason Francis, Maintenance Director Steve Pilcher, and Planning Administrator Tiffany Bachman.

At 7:02 pm, Chairman Tom Lytle called the meeting to order.

The first order of business was to elect new officers for the 2019 calendar year. Motion by David Prueter, seconded by Allen Kuck to nominate Tom Lytle as Chair. 3-0

Motion by Tom Lytle, seconded by Allen Kuck to nominate David Prueter as Secretary. 3-0

Motion by Tom Lytle, seconded by David Prueter to nominate Allen Kuck as Vice-Chair. 3-0

Motion by Allen Kuck, seconded by Tom Lytle to approve the minutes from the August 6, 2018, meeting as written. 3-0

The next agenda item was to review and discuss a preliminary site plan for the Whitehouse Square Townhomes located in the Whitehouse Square TND.

Chairman Lytle asked the developer and those representing the developer to give a presentation of the proposed plan.

Greg Feller from Feller, Finch & Associates stated he wasn't aware of the other townhomes were named Whitehouse Square Townhomes so they are going to call the proposed Madison Valley Townhomes. They are proposing a townhome development with 3 units per building, private streets, homes closer to the streets with a townhome feel, very similar to the current Whitehouse Townhomes with the only difference being Madison Valley will sell their homes, they will split off lots and have a right-of-way.

Lytle-What other developments have you done in the area?

Roehrs-Last phase of Whitehouse Valley and some work in Sylvania, Monroe, Monclova, Charolette.

Lytle-Have you done a development in Monclova?

Roehrs-No. Just currently have built some homes in subdivisions.

Lytle-Will the lot go with the homes and have front yards?

Feller-The middle unit has a shared wall and will have a zero side yard, the front yard is five (5) feet and the back is ten (10) feet. The end units will have 7.5 feet side yards. Each unit has a lot. The bulk of the development will be maintained by the HOA.

Lytle-Stated that the roads will need to be built to Village standards.

Feller-Yes. Proposing 29 ft roads, 25 ft pavement and 2 ft gravel on each side.Hoping to not have to do curbs, similar to the Preserve.

Lytle-How would you handle storm sewer?

Feller-Catch basin. Would do an inverted crown and have catch basins down the middle.

Chairman Lytle began review of the current Staff Report #8-2018, dated January 7, 2019:

#3-Mr. Feller stated that the intent is to have sidewalks along Whitehouse Square Boulevard but not along the private streets. Parking-What do you do with overflow cars? Mr. Feller stated that you can park in the garage and in the driveway and if needed on the road. Would not have Police monitoring the parking situation.

#4-Mr. Lytle read the intent of the TND and discussed how the proposed plan deviates from that.

#5-Walking path-Mr. Feller said they will continue what is currently there and down the length of the parcel.

#6-An HOA will be responsible for the trash pick-up, snow plowing and leaf collection.

#7-The common space shown on the plans will be for residents only.

#8-The developer is not intending to extend the stub street behind Dollar General but is intending on extending the road east of the roundabout.

#9 & 10-Reviewed EPA permit requirements and the SR 64 Corridor Vision Plan

#11-Garages-TND clearly states parking should be accessed from the rear. The units facing Whitehouse Square Boulevard will have rear access garages, the rest will be front access. Siding on front of buildings-typically not allowed.

#12-Discussion of connectivity through the TND area.

- Developer will provide landscaping and lighting plan upon approval
- Parking will be allowed on at least one side of the street
- Developer will meet the Open Space requirement

-All utilities will be provided by underground lines and utility boxes and equipment will be screened from view of the public right-of-way.

#13-15 Discussion on lot requirements, yard requirements, and building requirements

-Minimum floor requirement variance will be needed; could the developer make the floor plans bigger? Mr. Roehrs stated he could not make that work. The price point would be too much for the Townhomes.

#16-Flood Zone information

#17-Village will look at the traffic flow at the intersection of SR 64 and Whitehouse Square Boulevard.

Chair Lytle opened the floor for discussion.

- Chair Lytle stated the proposed the T-turnarounds and stub streets do not meet requirements. Feller said he would like to sit down with Administration to see how to satisfy everyone. Deputy Chief Francis said he would like to see the turnarounds connected so the street loops around. Chief Hartbarger stated the current T-turnarounds are not working for their Fire trucks. There is a lot of congestion back in Whitehouse Square Townhomes from cars parked on the street.
- Allen Kuck asked Chief Hartbarger if he would like to see another road out of the development. Hartbarger stated if there is anything to improve flow, it would be better.
- Mr. Lytle stated curbs will be required.
- Steve Pilcher stated the dry dention areas become eye sores and he would like them to tuck those areas behind the development. Mr. Pilcher then stated that the he would like the fronts of the buildings to face Whitehouse Square Boulevard rather than the sides of the buildings.
- Mr. Lytle stated that there might be some variances he might be convinced to grant but not the garage access in the front; need to maintain the TND. Private owned lots are a step above what is currently located back there. It's different than a row of villas. Some of the variances would take away from the TND concept.
- Mr. Kuck stated that maybe allowing a percentage of siding on the front is an idea and use the same criteria for the sides of the buildings that face Whitehouse Square Boulevard. He also stated that he agrees sidewalks should be required within the development.
- Mr Feller asked if sidewalks could be on one side of the street. Mr. Lytle said that its better.
- Mr. Prueter said he is concerned with the amount of cars located in the development and not having enough room for parking on the street. He is also concerned with the gravel on the side of the streets and what cars are going to do to the gravel area. Mr. Feller asked if they would like to see additional parking spaces in the development. Mr. Prueter said he believes it is necessary.
- Mr. Lytle concluded that the Planning Commission sees some major hang-ups with the proposed plan. Allen Kuck asked why they thought that the parking as proposed would be sufficient. Mr. Roehrs stated that the families that purchase these townhomes are not who you would think. They are the couples just starting out or the couples that are downsizing. They wouldn't have the amount of cars as thought. The price point of the townhomes is \$199,000.

- Mrs. Agnes Finfera - Is 132 homes on 12 acres too much? Has Anthony Wayne schools been contacted to see the impact of more homes? Are the homeowners going to be paying property taxes? Can our community support these additional homes? Would rather see a light than a roundabout.

Mr. Lytle stated the areas of concern are as follows:

- Rear garages
- Square footage of the townhomes
- Siding on front
- Setbacks
- Fire Department access and looping of streets
- Street construction and that it meets Village standards
- Internal sidewalks
- Parking

Mr. Feller questioned the difference between an alley and a street. Mr. Pilcher said he would research the TND.

With no other business to come before the Commission, David Prueter moved to adjourn the meeting, seconded by Allen Kuck. Motion passed 3-0. Meeting adjourned at 8:10 pm

Respectfully submitted,

Tiffany Bachman  
Planning Administrator

**WHITEHOUSE PLANNING COMMISSION  
PETITION FOR A ZONING MAP AMENDMENT  
STAFF REPORT #02-2019  
May 6, 2019**

Owners: Fred Gothke

Applicant: Charles Grass, managing partner Whitehouse Meadows, LLC

Subject Property: 7150 Heller Road, Lucas County, Ohio  
County Parcel No. 9801627

Current Zoning: A Agricultural

Request: A zoning map amendment to rezone a portion of the lot located on the west side of Disher Ditch.

Adjacent Zoning: To the North: R-3 Single Family Residential  
To the South: A Agricultural  
To the East: R-3 Single Family Residential  
To the West: S-1 Suburban

Adjacent Uses: To the North: Single family homes  
To the South: Agricultural  
To the East: Single family homes  
To the West: Agricultural/Wood lot

Access: Back Meadow Lane

CONSIDERATIONS:

1. Mr. Grass filed a Petition for a Zoning Map Amendment on March 29, 2019.
4. A Public Notice appeared in The Mirror Newspaper on April 4, 2019, setting the matter for a Public Hearing on May 6, 2019. All owners of property within 150 feet of the parcels were notified of the Public Hearings (PC-May 6, 2019 and Council-May 7, 2019) by Certified Mail dated April 8, 2019.
5. The parcel in question is currently zoned S-1. Applicant/Owners are requesting only the property west of Disher Ditch to be rezoned as R-3 PUD as they will be splitting the lot. If the zoning map amendment is approved, Applicant is proposing expanding the current subdivision, Whitehouse Meadows, by fourteen (14) lots.

STAFF RECOMMENDATIONS:

- 1. Planning Commission can make a recommendation to Village Council. A second public hearing will be held before Village Council on Tuesday, May 7, 2019, at 6:30 pm. Council will then make a final determination as to the request for a zoning map amendment.





PETITION

Before the Planning Commission and  
Village Council

REQUEST FOR A ZONING AMENDMENT /  
SPECIAL USE PERMIT

Docket No. \_\_\_\_\_

DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY

Date Filed: \_\_\_\_\_ Time: \_\_\_\_\_

Date set for Hearing: \_\_\_\_\_ Time: \_\_\_\_\_

Published Notice Made \_\_\_\_\_ in the Anthony Wayne Mirror

Date adjacent property owners notified: \_\_\_\_\_

Fee Paid on: \_\_\_\_\_ Amount: \_\_\_\_\_

Comments: \_\_\_\_\_

NOTICE TO APPLICANTS

You must prove that the combination of the Zoning Ordinance and the uncommon conditions of your property prevents you from making any reasonable use of your land as permitted by your present zoning district.

No Special Use Permit or Zoning Map Amendment may be granted which would adversely affect surrounding property or the general neighborhood. All Special Use Permits and Zoning Map Amendments must be in harmony with the intent and purposes of the Zoning Ordinance.

You must file this Petition along with the following: The filing fee established by the Village of Whitehouse; a list of property owners which lie within 150 feet of the subject property; an 11 x 17 inch Site Plan and a 24 x 30 inch Site Plan giving dimensions and scale; a Legal Plat of Survey; and proof of ownership. You may also be required to submit additional information.

The Village Staff will prepare the required Legal Notice for publication in the Anthony Wayne Mirror Newspaper. The Applicant shall provide the names of the owners of property, which are within 150 feet of the property in question.

10) Adjacent Zoning:

✓To the North: R-3  
✓To the South: S-1  
To the East: R-3  
✓To the West: S-1

11) How is the property in question presently improved? FARMLAND

12) Present Use:

- ☐ Commercial
- ☐ Industrial
- ☐ Residential
- ☒ Other

(Describe) AGRICULTURAL

13) Adjacent Uses:

To the North: RESIDENTIAL  
To the South: AGRICULTURAL  
To the East: RESIDENTIAL  
To the West: AGRICULTURAL / WOODLOT

14) A SPECIAL USE PERMIT/ZONING AMENDMENT is requested in conformity with the powers vested in the Commission and Board to permit the DEVELOPMENT OF SINGLE FAMILY  
RESIDENTIAL HOMES  
(Proposed Use)

15) ATTACH LEGAL DESCRIPTION AS IT APPEARS ON THE DEED.

16) Is the property in question currently in violation of the Zoning Ordinance?

☐ Yes

☒ No

☐ If yes, how? \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

March 8, 2019

## PARCEL SPLIT

A parcel of land being part of the Northeast quarter (1/4) of Section Three (3), Town Six (6) North, Range Nine (9) East in the Village of Whitehouse, Lucas County, Ohio, said parcel of land being abounded and described as follows:

Commencing at the intersection of the South line of said Northeast quarter (1/4) of Section Three (3) with the East line of said Northeast quarter (1/4) of Section Three (3), said East line of the Northeast quarter (1/4) of Section Three (3) also being the centerline of Heller Road, said point of intersection being marked with a found bolt;

Thence in a northerly direction along said East line of Northeast quarter (1/4) of Section Three (3), having a bearing of North zero (00) degrees, twelve (12) minutes, twenty-six (26) seconds West, a distance of nine hundred sixty-seven and sixty-three hundredths (967.63') feet to the easterly extension of the South line of Whitehouse Meadows Plat One as recorded in Official Record 20180328-0012733, Lucas County Plat Records;

thence South eighty-nine (89) degrees, forty-seven (47) minutes, twenty-one (21) seconds West along said easterly extension of the South line of Whitehouse Meadows Plat One as recorded in Official Record 20180328-0012733, Lucas County Plat Records and also the South line of Whitehouse Meadows Plat One as recorded in Official Record 20180328-0012733, Lucas County Plat Records, passing through a found concrete monument at a distance of thirty and zero hundredths (30.00') feet, a total distance of three hundred twenty-six and eighty-five hundredths (326.85) feet to the intersection of the approximate centerline of Disher Ditch, said point of intersection also being the Point of Beginning;

the following 14 courses follow on and along said approximate centerline of Disher Ditch:

1. thence South seventy-three (73) degrees, fifty-four (54) minutes, ten (10) seconds West along a line, a distance of seventy-one and forty-nine hundredths (71.49') feet to a point;
2. thence South sixty-six (66) degrees, forty-six (46) minutes, twenty-two (22) seconds West along a line, a distance of one hundred eighty and sixty-nine hundredths (180.69') feet to a point;
3. thence South sixty-eight (68) degrees, three (03) minutes, fifty-one (51) seconds West along a line, a distance of thirty-two and five hundredths (32.05') feet to a point;
4. thence South fifty-nine (59) degrees, thirty (30) minutes, one (01) second West along a line, a distance of forty-four and forty-nine hundredths (44.49') feet to a point
5. thence South forty (40) degrees, forty-seven (47) minutes, ten (10) seconds West along a

line, a distance of eighty-eight and twenty-nine hundredths (88.29') feet to a point;

6. thence South twenty-nine (29) degrees, fifteen (15) minutes, twelve (12) seconds West along a line, a distance of eight-eight and twenty-nine hundredths (88.29') feet to a point;
7. thence South twenty-three (23) degrees, three (03) minutes, thirteen (13) seconds West along a line, a distance of ninety-five and forty-one hundredths (95.41') feet to a point;
8. thence South eighteen (18) degrees, six (06) minutes, thirty-four (34) seconds West along a line, a distance of one hundred ninety-five and eighty-one hundredths (195.81') feet to a point;
9. thence South twenty-seven (27) degrees, twenty-three (23) minutes, twenty-six (26) seconds West along a line, a distance of one hundred four and eighteen hundredths (104.18') feet to a point;
10. thence South thirty-two (32) degrees, fifty-one (51) minutes, forty-nine (49) seconds West along a line, a distance of fifty-seven and fifty hundredths (57.50') feet to a point;
11. thence South thirty-one (31) degrees, fifty-two (52) minutes, four (04) seconds West along a line, a distance of eighty-one and sixty-one hundredths (81.61') feet to a point;
12. thence South thirty-two (32) degrees, twenty-five (25) minutes, thirty-eight (38) seconds West along a line, a distance of eighty-one and ten hundredths (81.10') feet to a point;
13. thence South thirty (30) degrees, fifty (50) minutes, forty-nine (49) seconds West along a line, a distance of one hundred twenty-seven and sixty-eight hundredths (127.68') feet to a point;
14. thence South twenty-eight (28) degrees, three (03) minutes, twenty-five (25) seconds West along a line, a distance of thirty-one and forty-one hundredths (31.41') feet to the intersection of the South line of said Northeast quarter (1/4) of Section Three (3);

thence North eighty-nine (89) degrees, thirty-seven (37) minutes, twenty-one (21) seconds West along the South line of said Northeast quarter (1/4) of Section Three (3), a distance of one hundred ten and twenty hundredths (110.20') feet to the intersection of the West line of a parcel of land as described in Official Record 20141230-0052956, Lucas County Deed Records;

thence North one (01) degree, six (06) minutes, twenty-one (21) seconds East along said West line of a parcel of land as described in 20141230-0052956, Lucas County Deed Records, a

distance of nine hundred fifty-five and sixty-eight hundredths (955.68') feet the intersection of the South line of Lot 6 in Dennis Addition as recorded in Volume 124, Page 47, Lucas County Plat Records, said point of intersection being marked with a set capped iron rebar;

thence North eighty-nine (89) degrees, forty-seven (47) minutes, twenty-one (21) seconds East along said South Lot 6 in Dennis Addition as recorded in Volume 124, Page 47, Lucas County Plat Records, and also the South line of Whitehouse Meadows Plat One as recorded in Official Record 20180328-0012733, Lucas County Deed Records a distance of eight hundred thirty-nine and fifty-five hundredths (839.55') feet to the Point of Beginning.

Said parcel of land containing an area of 356,384 square feet, or 8.181 acres of land, more or less.

The above described parcel of land is subject to any and all leases, easements and restrictions of record.

Said set found capped iron rebar being a 5/8" diameter and 30" long iron rebar with plastic cap stamped "Feller Finch PS7827".

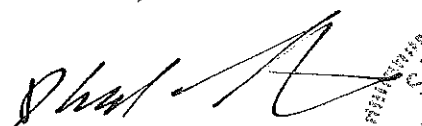
The bearings used hereon are based on an assumed meridian and are for the express purpose of calculating angular measurement.

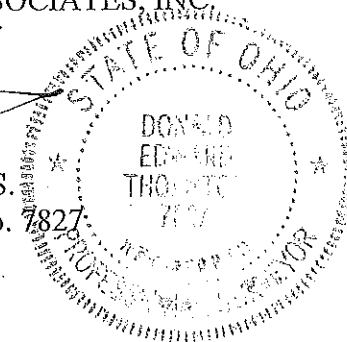
The above description is based on a survey performed under my supervision during March 2019.

Prior Deed Reference is Official Record 20141230-0052956, Lucas County Deed Records.

Prepared by:

FELLER, FINCH & ASSOCIATES, INC.

  
D. Edward Thornton, P. S.  
Professional Surveyor No. 7827



- Summary
- Map
- Pictometry
- Transfers
- Values
- Residential Attributes
- Commercial Attributes
- Land
- Remarks & Splits
- Permits
- Current Taxes
- Tax Distribution
- By Fund
- By Fund & Levy
- Prior Taxes
- Special Assessments
- Payments
- Levy Estimator
- Prior Specials
- Pro # Inquiry
- CAUV
- Agriculture
- Forest
- Mylar Tax Map
- Photos
- Sketch
- Manufactured Home (MH\_OH)
- Manufactured Home (MH\_EC)
- Hearing Tracking

PARCEL ID: 9801827  
MARKET AREA: 3303R  
GOTHKE FRED  
TAX YEAR: 2019

[Address](#) [Owner](#) [Parcel Number](#) [Assessor #](#) [Advanced](#) [County Map](#) [Multi-Year Search](#)

[Auditor](#) [Property Search](#) [County Website](#) [Contact Us](#)



**STAFF REPORT  
PLANNING COMMISSION  
PRELIMINARY PLAT APPLICATION  
WHITEHOUSE MEADOWS – STAFF REPORT #03-2019  
May 6, 2019**

Applicant/ Developer:	Charles Grass
Owner:	Fred Gothke (Parcel 9801627), Midland Agency of Northwest Ohio Inc, Trustee (Parcel 9819818).
Engineer:	Feller Finch Associates
Subject Property:	7150 Heller Road, Whitehouse, Ohio, consisting of 17.8 acres of land with access off of Heller Road
Development:	Whitehouse Meadows Preliminary Plat
Current Zoning:	R-3, PUD Single Family Residential as a Planned Unit Development/S-1 Suburban (pending rezoning to R-3 PUD)
Request:	Applicant is submitting his preliminary plat for Whitehouse Meadows subdivision with 59 lots. He is proposing a combination of single family lots and zero lot line single family homes as a planned unit development.
Adjacent Zoning:	South: S-1 Suburban Residential West: S-1 Suburban Residential North: S-1 Suburban Residential and R-3 Single Family Residential East: R-3 Single Family Residential
Adjacent Uses:	South: Farm ground West: Farm ground North: Single family homes and Whitehouse Country Manor East: Single family homes
Project Description:	The Developer proposes to build a combination of stand-alone single family dwellings and mixed zero lot line (common wall) single family dwellings. This proposal is for a 59 lot, R-3, Single Family Residential as a Planned Unit Development.
Access:	Access will be off of Heller Road, via service roads: Big Buck Trail. White Tail Lane, and Red Stag Court.



CONSIDERATIONS:

- 1. Mr. Grass previously obtained preliminary plat approval of forty-five (45) lots for this property on August 6, 2016 from the Planning Commission ( Exhibit A). He is changing lot numbers 30, 35-45 and adding lot numbers 46-59. Going forward in this Staff Report, we will be addressing these particular lots only.
- 2. Chapter 1127.02 (C) of the Subdivision Regulations states *“All corner residential lots shall have extra width sufficient for maintenance of building lines on both streets. The minimum width shall be 100 feet.”* The Preliminary Drawing shows two corner lots (30 and 35). Lot 30 shows a width of 130 feet on Red Stag Court, however, it only has a width of 90’ on White Tail Lane. This is a deficiency of 10 feet per this Chapter of the Subdivision Regulations and a variance would be required if approval is granted.
- 3. 1127.03 (E) states *“Any water mains serving a cul-de-sac shall be looped.”* Mr. Grass has shown the water line coming in off of Heller Road on Big Buck Trail and looping at the end of White Tail Lane into the waterline running along the Wabash Cannonball Trail. However, he does not show a loop at the end of the Red Stag Court cul-de-sac. This line will also need to be looped.
- 4. 1127.05 (C) states *“In cases of green space reserved for exclusive use of residents of a project or for parkland created and maintained by a homeowners’ association, restrictions for use of the land shall be placed on the subdivision or plat drawing and on deeds for the land.”* Will the Lot A Common Area and 1.5 Acre Pond be used for the exclusive use of residents of this subdivision? Is this usable space?
- 5. 1127.06 requires that all lots, shall have a minimum setback or building line of 30 feet from the right of way, except where the Zoning Code requires a greater amount. Chapter 1253.03 (E) of the Zoning Code states the minimum dimensional requirements for PUD lots as:

Dwelling	Min. Lot Width per Family	Min. Lot Area per Family	Minimum Front Yard	Minimum Rear Yard
Single or two family	45 feet (*)	5,000 SF (*)	30	0

\* The Village Planning Commission may approve and recommend reductions below the minimum requirements of the Village of Whitehouse Subdivision Regulations.



In the upper left hand corner of the Preliminary Drawing, the Typical Minimum Lot Diagram shows front and rear yard setbacks of 25 feet. This will need to be changed to show front setbacks of 30, with no rear yard requirement, unless the Planning Commission approves and recommends otherwise.

6. 1127.09 of the Subdivision Regulations states *“No plat will be approved when more than 10% of the lots planned thereon are in excess of one foot below the high water level at the building site.”*. A copy of the FEMA map for this parcel is attached (Exhibit B) and it appears that portions are in the flood plain.

7. 1127.10 (Street Tree Requirements) of the Subdivision Regulations state:

*“Prior to approval of a Final Plat, the subdivider shall prepare a Street Tree Plan for review and approval by the Tree Commission. The subdivision is encouraged to confer with the Tree Commission prior to the preparation of such plan.*

8. All water, sanitary sewer, and storm water systems shall meet or exceed current Village of Whitehouse standards, as well as Ohio Department of Natural Resources Rainwater and Land Development Manual.

9. The developer has indicated that single family stand-alone homes will be built along with zero lot line common wall single family attached homes. He has verbally stated that he is not sure where each of these will be located and the demand for them will dictate the location.

10. A street lighting plan will need to be submitted using the acorn style street lights. Once approved by village staff, approved by Whitehouse Engineers, and Toledo Edison has calculated the cost for installation, Developer will be required to pay for the entire amount before construction will be authorized to proceed by the Village.

11. The Village Engineer, Jeff Yoder of Poggemeyer Design Group, will be asked to review and approve the plans as submitted. All work shall be inspected by an independent inspector to be named by the Village of Whitehouse. All expenses associated with the inspections will be paid by the developer. All “as built” drawings shall be the responsibility of the developer and submitted in both paper and electronic (PDF) format.

12. Chapter 1131.11 Financial Guarantees requires escrow deposits or bonds be provided to the Village and states:

*All improvements, such as streets, utilities, sidewalks, trees, monuments and other facilities, required in this chapter shall be completed to the satisfaction of Council, unless the subdivider files with the Clerk of Council a bond with surety in such form as shall be approved by the Village Solicitor, or deposits in escrow, with like approval, an amount, which is 110% of the estimated cost by the Village Engineer. Such bond or escrow agreement shall; guarantee that all improvements will be constructed and completed in a*

*satisfactory manner and within a reasonable period, not to exceed two (2) years, and that all required expenses shall be paid.*

13. All work performed shall be free from defect of material and/or workmanship for the period of two (2) years. Village Solicitor Kevin Heban will be asked to review the bonds and/or escrow agreements submitted by owner/developer prior to final approval and recording of this Plat.
14. Developer must conform to the current Ohio Department of Natural Resources Rainwater & Land Development standards. This includes gravel driveways on each lot during construction so that mud and debris are not tracked onto the roadways, eventually ending up in the storm sewers. Contractors must be responsible for daily cleanup of the roadway if necessary. A common concrete wash out area shall be constructed and maintained by the developer.
15. During construction of each individual lot, dumpsters must be placed and used during construction to avoid debris and litter from being blown around the neighborhood.
16. "As built" plans must be submitted to the Village of Whitehouse by the developer when this plat is completed.

**Considerations:**

**Water/Sewer/Street Comments:**

- A. All utilities to meet most current VOW design standards at time of start of construction.
- B. Water main is to be completely constructed prior to final plat approval. PC approved last plan requiring water main to be looped. This has not been completed.
- C. Water taps to be completed by Developer and constructed to road Right-of-way (R/W); staked and painted blue.
- D. All sanitary sewer taps to be constructed to R/W; staked and painted green.
- E. All storm sewer taps to be constructed to R/W; staked and painted green.
- F. Storm water plan will need to be reviewed by Lucas County Engineer and Whitehouse Engineer once the developers engineer provides new storm water calculations. Once provided, the area encompassing pond will need to meet current OEPA storm water regulations.
- G. Strongly encourage the enforcement of Section 931.13 of the Village's Ordinance 931 – Sediment and Erosion control. Section 931.13 reads as follows:

931.13 BOND

A. If a SWP3 or abbreviated SWP3 is required by this regulation, soil disturbing activities shall not be permitted until a cash bond or deposit has been deposited with the Whitehouse Finance Department. The amount shall be a \$1,500 minimum, and

an additional \$1,500 paid for each subsequent acre or fraction thereof or the cost of stabilizing disturbed areas based on a fee schedule established by Whitehouse Council. The bond will be used for Whitehouse to perform the obligations otherwise to be performed by the owner of the development area as stated in this regulation and to allow all work to be performed as needed in the event that the applicant fails to comply with the provisions of this regulation. The cash bond shall be returned, less Whitehouse administrative fees as determined from time to time by Council and adopted into the Whitehouse Rate and Fee Schedule, after all work required by this regulation has been completed and final stabilization has been reached, all as determined by the Whitehouse Engineer.

**Fire Department Comments:**

A letter dated May 2, 2019 from Deputy Chief Jason Francis is attached as Exhibit C.



REQUEST FOR COMMERCIAL / RESIDENTIAL  
SITE PLAN REVIEW  
Village of Whitehouse, Ohio

Date: 3-6-2019

Staff Report No. \_\_\_\_\_

SECTION I

- A. Name of Development Whitehouse Meadows
- B. Type of Development:  
(Please check one)
- |   |   |
|---|---|
| <input type="checkbox"/> R-1 Single Family            | <input type="checkbox"/> R-4 Two Family   |
| <input type="checkbox"/> R-2 Single Family            | <input type="checkbox"/> R-5 Multi-Family |
| <input checked="" type="checkbox"/> R-3 Single Family | <input checked="" type="checkbox"/> PUD   |
| <input type="checkbox"/> Commercial                   | <input type="checkbox"/> Industrial Site  |
- C. Name of Developer(s): Whitehouse Meadows, LLC  
Address: 6027 Matthew Drive Ph: 419-277-7777 Fax: \_\_\_\_\_
- D. Name of Owner: Whitehouse Meadows LLC & Fred Gotlike  
Address: \_\_\_\_\_ Ph: \_\_\_\_\_ Fax: \_\_\_\_\_
- E. Name of Engineering Firm: Feller Finch & Associates  
Address: 1683 Woodlands Dr. Ph: 419-893-3680 Fax: 419-  
Maumee, OH 43537
- F. Location of Development: see attached  
(Attach map)

SECTION II

- A. Developers are requesting: (Check appropriate box)
- ☒ Preliminary Plat Approval ☐ Commercial / Industrial Site Plan Approval
- ☐ Final Plat Approval
- If requesting Final Plat Approval, complete B and C below
- B. Date on which Preliminary Plat Approval was granted: \_\_\_\_\_
- C. Financial Guarantees:
- Developer has filed a(n): (check one)
- |  |
|--|
| <input type="checkbox"/> Escrow Agreement                                |
| <input type="checkbox"/> Performance Bond with Surety                    |
| <input type="checkbox"/> Installed and Village has accepted improvements |
- (To assure improvements will be constructed and completed in a satisfactory manner)

★ These items DO NOT require a variance when it's a PUD

DESIGN STANDARDS

MEETS OR EXCEEDS  
STANDARDS

VARIANCE  
REQUESTED\*  
(Mark in Red)

\* If variance is requested, on an additional sheet describe in detail the reason for the variance request.

A. Lot Requirements vary with the zoning classification:

- |   |   |   |
|---|---|---|
| ★ 1. Minimum <u>60</u> ft. frontage   | — | — |
| 2. Minimum square footage <u>7800</u>   | — | — |
| 3. Minimum rear yard of <u>35</u> ft. Single Fam.<br><u>25</u> ft. Multi Fam. | — | — |
| 4. Minimum Front Bldg. Line <u>25</u> ft.                                     | — | — |
| 5. Minimum Side Yard of <u>5</u> ft.  | — | — |
| 6. Maximum height of 2 1/2 stories  | ✓ | — |
| 7. Corner lots min. width 100 ft.   | — | — |
| 8. All lots abut a public street  | ✓ | — |

B. Streets:

- |   |   |   |
|---|---|---|
| 1. Street width (right of way)<br>minimum in feet - 66  | ✓ | — |
| 2. Streets intersection at right<br>angles nearly as possible   | ✓ | — |
| 3. New streets shall continue from<br>existing streets or jog at a<br>minimum of 140 feet from existing   | ✓ | — |
| 4. Cul-de-sac streets shall not be<br>over 600 ft in length and termi-<br>nus shall be circular area with<br>minimum of 100 ft diameter   | ✓ | — |
| 5. Streets in sub-division shall be<br>improved with hard surface pave-<br>ment with adequate drainage and<br>shall be a minimum width of 29 ft.<br>with curb along each side of such<br>surfacing. | ✓ | — |

C. Blocks:

- |   |   |   |
|---|---|---|
| 1. Maximum length shall generally be<br>one fourth of a mile or 1,320 ft. | ✓ | — |
|---|---|---|

2. Width of block to accomodate two tiers of lots, except single tier lots which have greater depth than the minimum requirement of 120 ft.

✓  
—

D. Public Spaces:

*Already exists in subdivision*

1. Set aside reasonable amount of land for play areas, park or other public space as provided in Ohio R.C. 711.09.

—

E. Easements:

1. Utility easements @ least 5 ft in width shall be provided in rear of each lot and/or along side lot lines continuous to streets or alleys where necessary.

✓  
—

2. Open ditch easements equal to width of the required cross-section plus twenty feet on one side shall be provided.

✓  
—

3. Easements for enclosed drainage systems shall be minimum of fifteen feet in width.

✓  
—

F. Storm Sewer (Extension of Public Storm Sewer Main)

1. Drainage lateral, including an adequate outlet, shall be designed & constructed to provide for disposal of all surface water.

✓  
—

2. Drainage ditch shall be enclosed when the enclosure is equivalent in capacity to forty-eight inches in diameter or less. Such enclosures shall be constructed, installed & paid for by developer.

✓  
—

3. Storm hydraulic grade lines shall be based on estimated run-off conditions in watershed, ten years from the time the improvement is made.

✓  
—

G. Water Main (Extension of Public Water Line)

1. When adequate public water line is within 1,000 feet of subdivision, such line shall be extended so that each lot has access to the public water supply and total cost borne by developer.

✓  
—

2. When public water supply system is used and lots are less than 12,000 sq ft, sanitary sewers shall be provided and connected to a public system or an approved treatment plant.

✓  
—

H. Sewer Main (Extension of Sewer Line)

1. When the proposed subdivision is located within 500 feet of an adequate sanitary sewer line, a connection to the line shall be provided for each lot by the developer.

✓

—

I. Street Lights

1. 'Acorn street lighting plan approved by the Village with developer paying total cost of installation.

✓

—

J. Sidewalks

1. Concrete sidewalks covering all developable frontage with a minimum of five (5) ft. and conforming to all Village specs.

✓

—

K. Utilities (Other)

1. All utilities (electric, gas, phone, cable etc.) must be located in public easement and installed underground.

✓

—

L. Monuments

1. All subdivision boundary corners and others must be marked with cement and iron pipe monuments.

✓

—

---

ZONING INSPECTOR COMMENTS

---

VILLAGE ADMINISTRATOR COMMENTS



SITE PLAN REVIEW CHECK LIST  
Village of Whitehouse, Ohio

SHOWN ON NOT SHOWN  
PLAN ON PLAN  
(MK IN RED)

(1) IDENTIFICATION SHALL BE NOTED AS FOLLOWS:

- |   |       |       |
|---|-------|-------|
| A. The title "Preliminary Drawing"  | _____ | _____ |
| B. The proposed name of the subdivision   | _____ | _____ |
| C. The location by township, section, town and range<br>or by other legal description;        | _____ | _____ |
| D. Names and addresses of the developer and his or<br>her agent who designed the subdivision; | _____ | _____ |
| E. The scale of the drawing (one inch equals 100 ft.<br>preferred);                           | _____ | _____ |
| F. The date and north point;  | _____ | _____ |
| G. The approximate acreage; and   | _____ | _____ |
| H. The key location.  | _____ | _____ |

(2) DELINEATION SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

- |   |       |       |
|---|-------|-------|
| A. Boundary lines of the proposed subdivision<br>indicated by dashed heavy lines;   | _____ | _____ |
| B. Locations, widths and names of all existing or<br>prior platted streets or other public ways;<br>railroad and utility rights of way and ease-<br>ments; parks and other public open spaces;<br>permanent buildings and structures; and section<br>and corporation lines, within or adjacent to<br>the tract; | _____ | _____ |
| C. Existing sewers, water mains, culverts, other<br>underground facilities and open drainage ditches<br>in and within close proximity to the tract,<br>indicating the size, depth, direction of flow<br>and location;   | _____ | _____ |
| D. Boundary lines of all tracts of unsubdivided<br>and subdivided land abutting the proposed plat,<br>showing owners of tracts greater than one acre;   | _____ | _____ |
| E. Indication of ground forms, preferably contours<br>at two-foot intervals as measured in the field;   | _____ | _____ |
| F. The existing zoning of the proposed subdivision<br>and abutting tracts in zoned areas;   | _____ | _____ |
| G. The layout of proposed streets, their proposed<br>names and widths and the widths of proposed<br>alleys, crosswalkways and easements. Proposed<br>street names shall be checked with the Real<br>Estate Transfer Department of the County<br>Auditor's office to avoid duplication.                          | _____ | _____ |
| H. Layout numbers and dimensions of lots or parcels<br>with appropriate designations;   | _____ | _____ |
| I. Suggested locations of proposed water lines,<br>sanitary sewer lines, storm sewer lines and<br>sidewalks;  | _____ | _____ |



PLANNING COMMISSION

VARIANCE REQUESTED (Section #)	DENIED	APPROVED	CONDITION. APPROVAL*
1. _____	—	—	—
2. _____	—	—	—
3. _____	—	—	—
4. _____	—	—	—
5. _____	—	—	—

\*Specify Conditions Below:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\*\*\*\*\*

PLANNING COMMISSION COMMENTS

I, Charles Grass (Owner, Developer, Engineer) of the  
(circle one)  
 proposed development known as Whitchose Meadows certify  
 that all the information provided herewith is true and accurate to  
 the best of my knowledge.

Signed: Charles Grass Managing Partner  
 Date: 3-6-19

PAGE 2  
PRELIMINARY PLAT CHECK LIST

- |    |  |       |       |
|----|--|-------|-------|
| J. | Sanitary treatment plant, well and septic tank locations;  | _____ | _____ |
| K. | Where septic tanks are proposed, the submission of the results of soil percolation tests. The location of soil percolation tests shall be indicated and keyed to the result submitted. | _____ | _____ |
| L. | A diagram of proposed drainage development, including streets and lots, with indication of their outlet into existing facilities, and proposed elevation of drains at critical points; | _____ | _____ |
| M. | In critical areas, high water levels and areas subject to flooding;  | _____ | _____ |
| N. | A screen planting plan, if any; and  | _____ | _____ |
| O. | Proposed building set-back lines, showing dimensions.  | _____ | _____ |

APPROVED: \_\_\_\_\_

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

# FINAL PLAT CHECK LIST

	SHOWN ON PLAN	NOT ON	SHOWN PLAN
(1) IDENTIFICATION:			
A. The name of the subdivision;	—		—
B. The location by township, section, town and range, and by other legal description as necessary	—		—
C. Names of owners and the signatures and seal of the registered surveyor;	—		—
D. The scale shown graphically;	—		—
E. The date, and	—		—
F. The northpoint.	—		—
(2) DELINEATION:			
A. The boundary of the plat, based on an accurate traverse, with bearings and angular and linear dimensions in conformity to the legal description, superimposed with a heavy dashed line to indicate the limits of the plat;	—		—
B. True angles and distances to at least three of the nearest established street lines or official monuments which shall be accurately described on the plat;	—		—
C. Subdivision boundary lines tied to section lines or other U.S. Government Survey lines by distances and angles;	—		—
D. Accurate locations of monuments. One monument shall be placed at each change in direction on the boundary of the plat, and one monument shall be placed on the centerline of the right of way of each street intersection and at the beginning and end of all street curves.	—		—
E. Exact locations, widths and names of streets within and adjoining the plat, and exact locations and widths of alleys and crosswalkways. The name of a street shall not duplicate that of any existing street. Proposed street names shall be checked with appropriate public officials.	—		—
F. Exact locations and widths of easements for rights of way provided for public services, utilities or other purposes;	—		—
G. Lot or parcel numbers and lines with accurate dimensions in feet and hundredths of a foot;	—		—
H. Accurate designations of areas to be dedicated or reserved for public use, with the purpose indicated thereon;	—		—
I. Radii, internal angles, points of curvature, tangent bearing and lengths of all areas;	—		—

- J. Building set-back lines accurately shown with dimensions, and

K. The estimated elevation for the high water level as determined by the appropriate agency designated in Section 1226.12.
- \_\_\_\_\_

\_\_\_\_\_

(3) CERTIFICATION AND SIGNATURES:

- A. Surveyor's certification;

B. Owner's certification;

C. Notary;

D. Planning Commission;

E. Council;

F. County Tax Map Department;

G. County Auditor;

H. County Recorder;

I. Village Administrator.
- \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

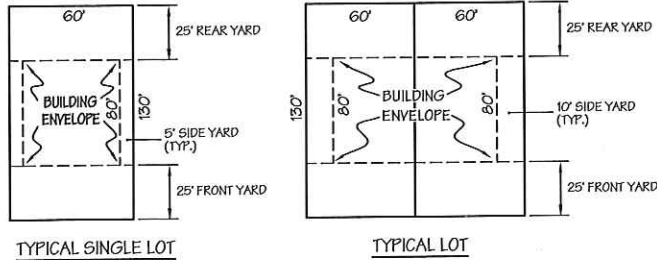
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APPROVED:

BY: \_\_\_\_\_

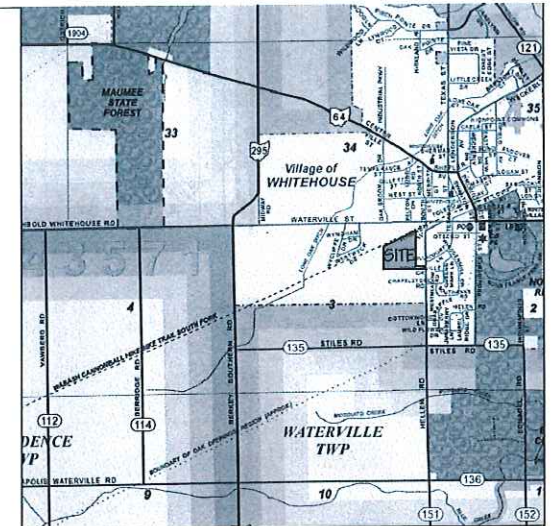
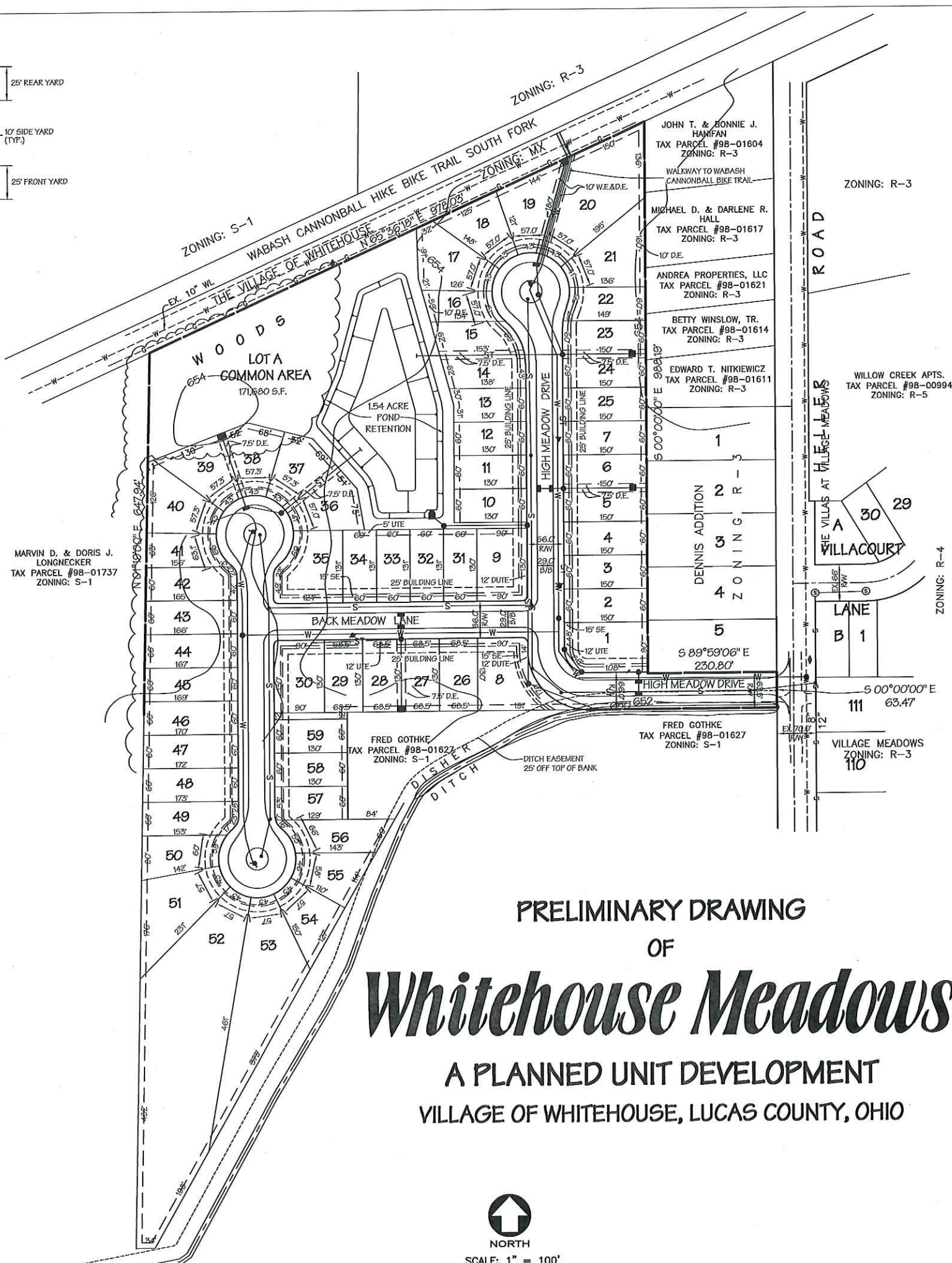
DATE: \_\_\_\_\_





#### TYPICAL MINIMUM LOT DIAGRAMS

ANY LOT CAN HAVE CONSTRUCTED A SINGLE UNIT, STAND ALONE BUILDING WITH 5' SIDE YARDS MINIMUM, OR ANY ADJACENT PAIR OF LOTS CAN HAVE CONSTRUCTED A TWO (2) UNIT BUILDING WITH THE SIDE YARDS AS SHOWN.



VICINITY MAP

#### LEGAL DESCRIPTION

LOT 6 IN DENNIS ADDITION IN THE VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO, SAME BEING RECORDED IN PLAT 124-47 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWN SIX (6) NORTH, RANGE NINE (9) EAST.

#### DENSITY CALCULATION

- TOTAL PARCEL ACREAGE = 17.8± AC.
- EX. RIGHT-OF-WAY = 0.06± AC.
- GROSS PARCEL ACREAGE = 17.74± AC.
- NET RESIDENTIAL ACREAGE = 14.19 AC.
- UNDERLYING ZONING (R-3) = 10,800 SF/LOT
- MAXIMUM NUMBER OF LOTS = 57

#### SITE ANALYSIS

- NUMBER OF LOTS = 45
- 66' RIGHT-OF-WAY
- 20' CURBED PAVEMENT (BACK TO BACK)
- SANITARY SEWERS
- STORM SEWERS
- WATERLINES
- NATURAL GAS
- 10' UTILITY EASEMENTS
- UNDERGROUND ELECTRIC, PHONE AND CABLE

EXISTING ZONING: R-3/PUD

ACREAGE: 17.8±

DENSITY: 45 LOTS / 14.19 ACRES  
= 3.17 LOTS/ACRE

OPEN SPACE PROVIDED = 3.9 ACRES± (27%)  
FLOOD PLAIN ELEVATION = 653.1±

DEVELOPED BY:

**CHARLES GRASS**

6027 MATTHEW DRIVE  
WHITEHOUSE, OHIO 43571

PREPARED BY:

**FellerFinch**

& ASSOCIATES, INC.  
Engineers • Architects • Surveyors

1683 Woodlands Drive, Maumee, Ohio 43537

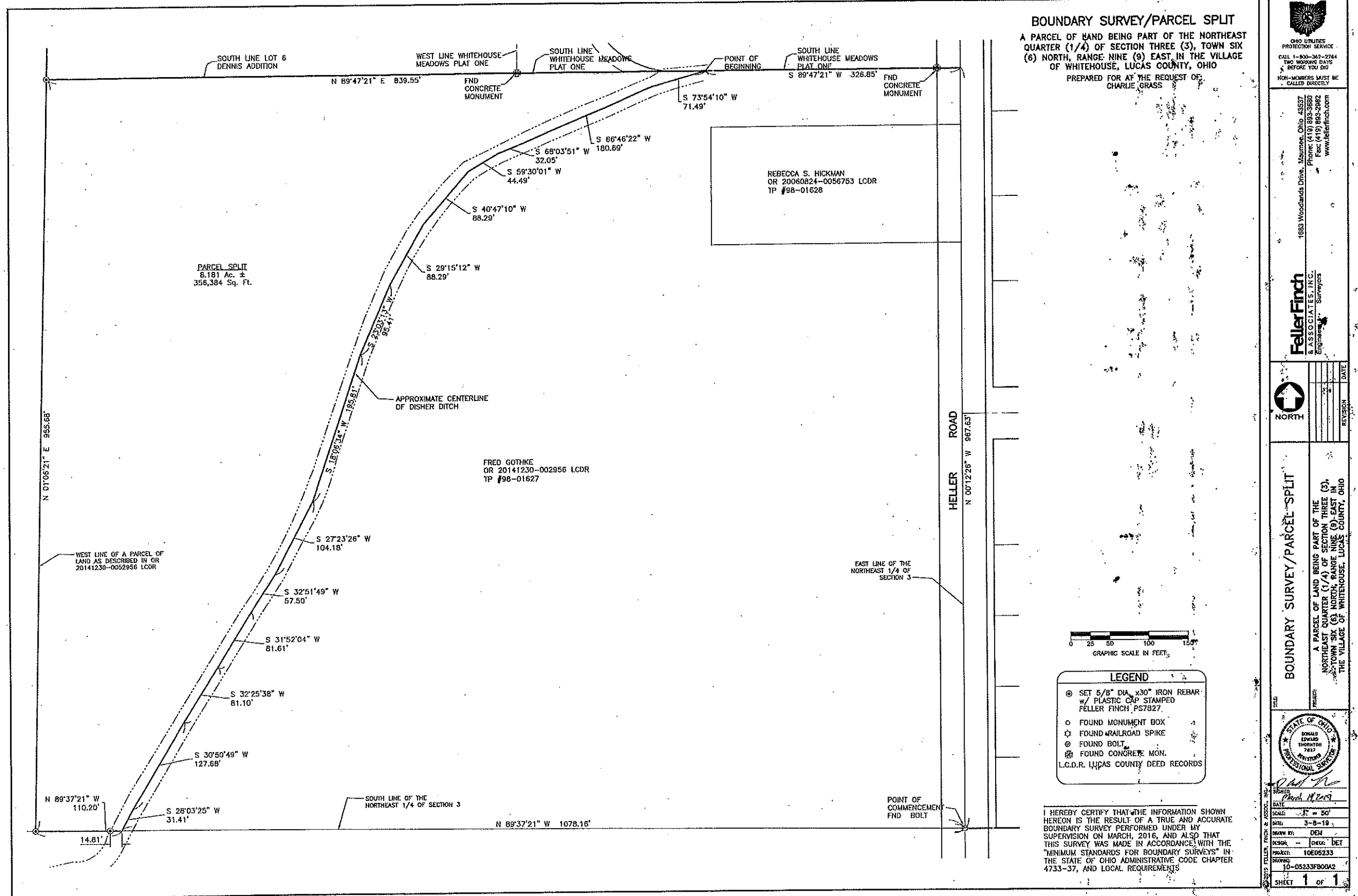
Phone: (419) 893-3680

Fax: (419) 893-2982

www.fellerfinch.com

PROJECT No.: 10E05233 DWG: 10-05233PR01A.DWG DATE: 7-18-16

P:\CADD\1505233\1505233\FB0002.dwg, 1:30/4/2019 1:18:33 PM ET/Thomson





**MINUTES OF THE PLANNING COMMISSION  
VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO  
August 1, 2016**

Members Present: Allen Kuck, Thomas Lytle, David Prueter, and Zachary Ries. Absent: Donald Atkinson. Others Present: Dan and Wanda Cunningham, Robert Stearns, Bonnie J. Hartman, Bill May, Bob Crow, Judy Carter, Charles Plymale, Charles Grass, Al Lehman, Barbara Knisely Community Development Coordinator, Steve Pilcher Service Director, and Village Administrator Jordan Daugherty.

At 7:00 pm, Thomas Lytle called the meeting to order.

Motion by David Prueter, seconded by Zachary Ries to approve the Minutes as amended from the June 6, 2016. 3 ayes

The first Agenda item was to review the Preliminary Plat for Whitehouse Meadows subdivision on Heller Road. Chair Lytle asked Charles Grass to briefly describe the subdivision and his preliminary plat.

Mr. Grass stated that this is the perfect location for a subdivision; next to the Wabash Cannonball Trail. He confirmed that in 2006 he was given approval for this subdivision, but as the economy changed, the development did not take place, the property was sold, and everything was put on hold. He now feels that the time is right for the development and would like to proceed. He believes that a PUD is the best use for the property and helps to keep the construction costs down. These will be individually owned, single family homes. Some will be individually centered on the lots, while some could be zero lot lines with one adjoining wall. The market will determine what will be built on each lot.

This preliminary plat is basically the same as what was approved in 2006, with a couple of minor changes. He has relocated the sidewalk connection to the Wabash Cannonball Trail to the end of High Meadow Drive cul-de-sac between lots 13 and 14, and he has increased the depth of the lots (1-13) that abut the existing houses on Heller Road by twenty feet. This satisfies the 2006 requirement for the twenty-foot buffer to separate the PUD from the houses on Heller Road.

Chairman Lytle suggested that Staff Report 06-2016 be reviewed line-by-line.

Items 1, 2 and 3 are informational items dealing with the past history of this property.

Item 4. Mr. Grass stated that requiring 100' frontage on corner lots does not fit in a PUD since the lot sizes are smaller than a normal residential district. Allowing the smaller frontages helps to keep costs down.

Item 5. Discussed the narrowness of High Meadow Drive as it comes into the subdivision off of Heller Road. Mr. Grass admitted that it is 2.5 feet too narrow (63.5'), but confirmed that the curb-to-curb distance will be the required 29' and will still allow the construction of sidewalks next to the street. Mr. Pilcher confirmed that the width of the street should be sufficient, but there might be

some challenges getting under the storm sewer with the underground utilities that currently run along Heller Road.

Item 6. Mr. Grass confirmed that he will loop the water lines at the end of both cul-de-sacs when the second phase is built. He will connect the water line on High Meadow Drive to the water line that runs along the Wabash Cannonball Trail, but it will dead end until Back Meadow Lane is built and looped.

Item 7. Mr. Grass agrees to connect the sidewalk on High Meadow Drive to the Wabash Cannonball Trail and understands that sidewalks must be built throughout the subdivision.

Item 8. Mr. Grass stated that the maintenance of the open green space and pond will be the responsibility of the developer until such time as it is turned over to the Home Owners Association. The pond will be a deep water feature and not just a retention/detention area. Mr. Pilcher reiterated that the developer and/or HOA must be responsible for the maintenance of the pond and green space and that the Village will not take over the maintenance of it.

Item 9. Discussion concerning depth of front yard setbacks. Mr. Grass stated that he would like to be allowed front yard setbacks of 25' instead of the required 30' and feels that the 5' difference does not affect the lots but does affect the cost effectiveness when installing the water taps. He stated that he was granted a variance for this in 2006 and would like the same variance now. Mr. Lytle reminded him that any variances granted then have expired.

Item 10. Discussion concerning portions of the parcel being located in the flood plain. Mr. Grass confirmed that he understands he will need to bring the elevation of portions of the subdivision up to bring them out of the flood plain. He will follow the proper procedure to apply for using fill from the pond to meet the FEMA requirements. He stated that the houses will sit above the flood plain level and yards will be graded down in front and back to allow water to flow away from the structures, directed to the pond through the use of swales, easements and the streets. He reiterated that he will not cause flooding onto any existing properties on Heller Road and that it's possible this will correct any issues they currently have. Chair Lytle reminded him that the final plat cannot be approved without the proper permits from FEMA and the EPA.

Item 11. Mr. Grass confirmed that he will meet with the Whitehouse Tree Commission for a street tree plan and will follow their recommendations based on the Street Tree Master Plan. He understands that it is his responsibility and expense to see that the proper street trees are planted after each lot is built on.

Item 12. Mr. Grass agreed that all water, sanitary sewer and storm water systems will meet or exceed current Whitehouse standards as well as the ODNR Rainwater and Land Development Manual.

Item 13. Mr. Grass confirmed that he prefers to have stand-alone homes built in this subdivision, but will let the market dictate as to whether or not zero lot line homes are built similar to those on Morgan Marie Court and Villacourt. He will put the zero lot line homes on lots 1-12 (east side), if they are requested by potential buyers.



Item 14. In 2006 when this plat was previously approved, Mr. Grass was required to place a 20' buffer between the backs of lots 1-12 and the existing homes on Heller Road. He has now incorporated the 20' buffer into the actual lots and increased the depths to 150' instead of 130'. This will allow a greater separation between the new homes in this subdivision and the existing homes on Heller Road.

Item 15. All lots meet the required 45' frontage at the building line. Chapter 1253.03 requires minimum lot sizes of 5,000 square feet in a residential PUD.

Item 16. Mr. Grass understands that he will need to submit a street light plan using the Village standard acorn style street lights. He will be responsible for the Toledo Edison cost of installation of the street lights.

Item 17. Discussion concerning the engineer to be named by the Village of Whitehouse to conduct inspections during construction. Mr. Grass stated that he does not believe the Village has always used the most cost effective engineers in the past and does not feel that he should have to pay if charges are above the norm. Mr. Pilcher and Mr. Daugherty both stated that the Village will be using Poggemeyer Design Group since they are the engineers of record for the Village. This matter is not negotiable and the best interests of the Village must be adhered to. Mr. Grass stated that it's hard for the developer to take on the fees if they are too high. Mr. Daugherty stated they will work with the developer on this matter.

Items 18, 19, 20 and 21. Mr. Grass confirmed that he understands financial guarantees and escrow bonds may be required and he will provide when necessary. He will conform to ODNR Rainwater & Land Development standards, he will see that gravel is placed in the driveway on each lot as they are developed and will be responsible for cleaning the roadway during construction of individual homes if mud and debris are tracked onto the streets. He was also reminded that dumpsters must be on site and used by the contractors during construction. Some discussion followed as he did not believe he, as the developer, had control after private contractors start building homes. Mr. Pilcher explained the regulations that do place responsibility on the developer. Mr. Grass said he will comply if that is indeed the case.

Item 22. The Whitehouse Fire Department requires that the culs-de-sac be wide enough to handle the turn radius of the largest equipment. Staff will confirm what that width is, and relay the information to Mr. Grass so that he can adjust the width, if necessary. Mr. Grass thought the widths were currently shown as 100' and he is willing to work with the Village on this requirement.

After covering all items of Staff Report 06-2016, Chairman Lytle stated the items that need further discussion and/or variances include:

- Width of the three corner lots (1, 24 and 25). No further questions for the Commission members.
- Width of High Meadow Drive off of Heller Road. A 2.5' variance would be required. No further questions from PC members.
- Looped water lines
- 25' front yard setbacks would require a 5' variance

- Removal of portions of the property from the flood plain. PC members reminded Mr. Grass that this requirement could take several months to complete.
- Developer maintains the pond and green space until the HOA takes over

Zachary Ries moved to approve the preliminary plat for Whitehouse Meadows subdivision and grant variances to allow the reduced frontages of the three corner lots, grant a two and one-half foot (2.5') variance for the width of High Meadow Drive at Heller Road, and five (5) foot variances for the front yard setbacks. Allen Kuck seconded the motion. Motion passed 4-0 to approve the preliminary plat.

Bill May, from the audience asked what the minimum square footage for each residence would be. The zoning code at Chapter 1256.02 requires minimum square feet of: Single family, 1-bedroom of 1,000 sf, single family, 2-bedroom of 1,200 sf, and single family, 3-bedroom of 1,350 sf.

Dan Cunningham asked for confirmation that the eastern lots along High Meadow Drive, abutting his property will be 150' deep. Mr. Grass explained that the 20' buffer as previously agreed to is now included in the total depth of those lots. They are 150' instead of 130' as agreed to in 2006.

Mr. Cunningham asked about drainage and wants to be sure the new subdivision will not drain towards the east and flood the existing Heller Road homes. Mr. Grass confirmed that he understands current design standards and with the use of swales, catch basins, etc. the Heller Road properties will not be affected by any additional flooding.

The next agenda item is a preliminary discussion of a lot located at 10922 Otsego Street. Chair Lytle turned the floor over to Mr. Charles Plymale to discuss his thoughts on this matter.

Mr. Plymale stated that he purchased this vacant lot along with the residence next door to it last fall. The vacant lot is zoned C-2 commercial and he feels that it would better serve him and the Village if it could be rezoned to a residential classification. It is located on a small side street and is not a prime location for a commercial building of any kind. The lot is narrow (66'), as are many lots in the downtown, and he could not build anything on it according to the current zoning code. His hope is that he could get it rezoned to R-5, which is what the neighboring properties are zoned, and then be granted variances so that he could build an attractive duplex. An alley runs along the rear of the property which could serve the driveway purposes for the duplex. Mr. Plymale provided several drawings showing what could be built. He is not sure if he will build or if he will sell the lot to another individual after he gets it rezoned. He assured PC members that whatever is built will be an attractive addition to the neighborhood.

Chair Lytle stated that he would be in favor of a zoning map amendment, if Mr. Plymale decides to go that route. The other three members in attendance (Prueter, Kuck and Ries) confirmed that they would favor the request also. Mr. Plymale was reminded that a zoning map amendment requires public hearings and could take as long as 90 days to accomplish. Mr. Plymale confirmed that he understands that and is in no big hurry. He will contact Ms. Knisely to discuss the next step in this procedure.

Chair Lytle asked if there was any other business to come before the Planning Commission.

Bonnie Hartman stated she is concerned with the traffic on Heller Road that the new subdivision (Whitehouse Meadows) will create and asked why two entrances/exits were not required. PC members confirmed that one entrance is sufficient and this property is landlocked with the bike trail and another one would not be possible.

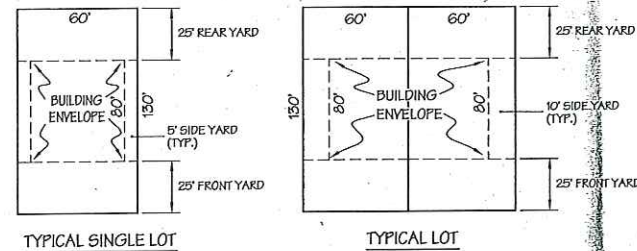
Al Lehman stated that he is concerned with drainage issues for his property on Heller Road that will back up to the new subdivision. He does not understand how Mr. Grass can bring in fill to raise up that property without causing flooding on neighboring property. Mr. Daugherty said the Village will pay close attention to this matter and it is up to the developer to remedy the situation and not cause problems. Chair Lytle confirmed that swales located around the residences will direct water to the pond, where it needs to go instead of to the east/Heller Road properties. Mr. Daugherty added that it's possible this will help to alleviate existing flooding along the rear of the Heller Road properties.

With no further business to come before the Planning Commission, motion by Allen Kuck, seconded by Zachary Ries to adjourn. 4 ayes. Meeting adjourned at 8:00 pm.

Respectfully submitted,

Barbara Knisely  
Community Development Coordinator





#### TYPICAL MINIMUM LOT DIAGRAMS

ANY LOT CAN HAVE CONSTRUCTED A SINGLE UNIT, STAND ALONE BUILDING WITH 5' SIDE YARDS MINIMUM, OR ANY ADJACENT PAIR OF LOTS CAN HAVE CONSTRUCTED A TWO (2) UNIT BUILDING WITH THE SIDE YARDS AS SHOWN.

## PRELIMINARY DRAWING

OF

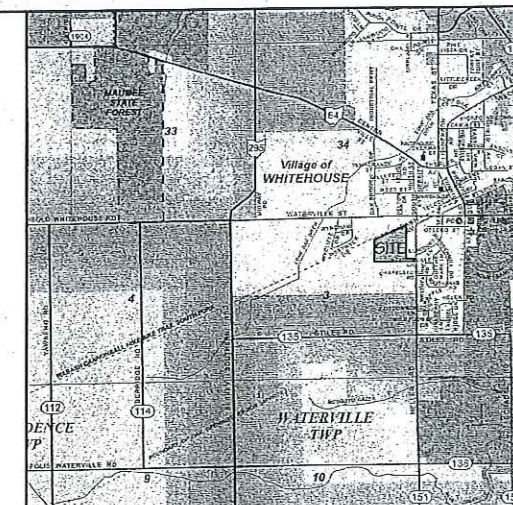
# Whitehouse Meadows

## A PLANNED UNIT DEVELOPMENT

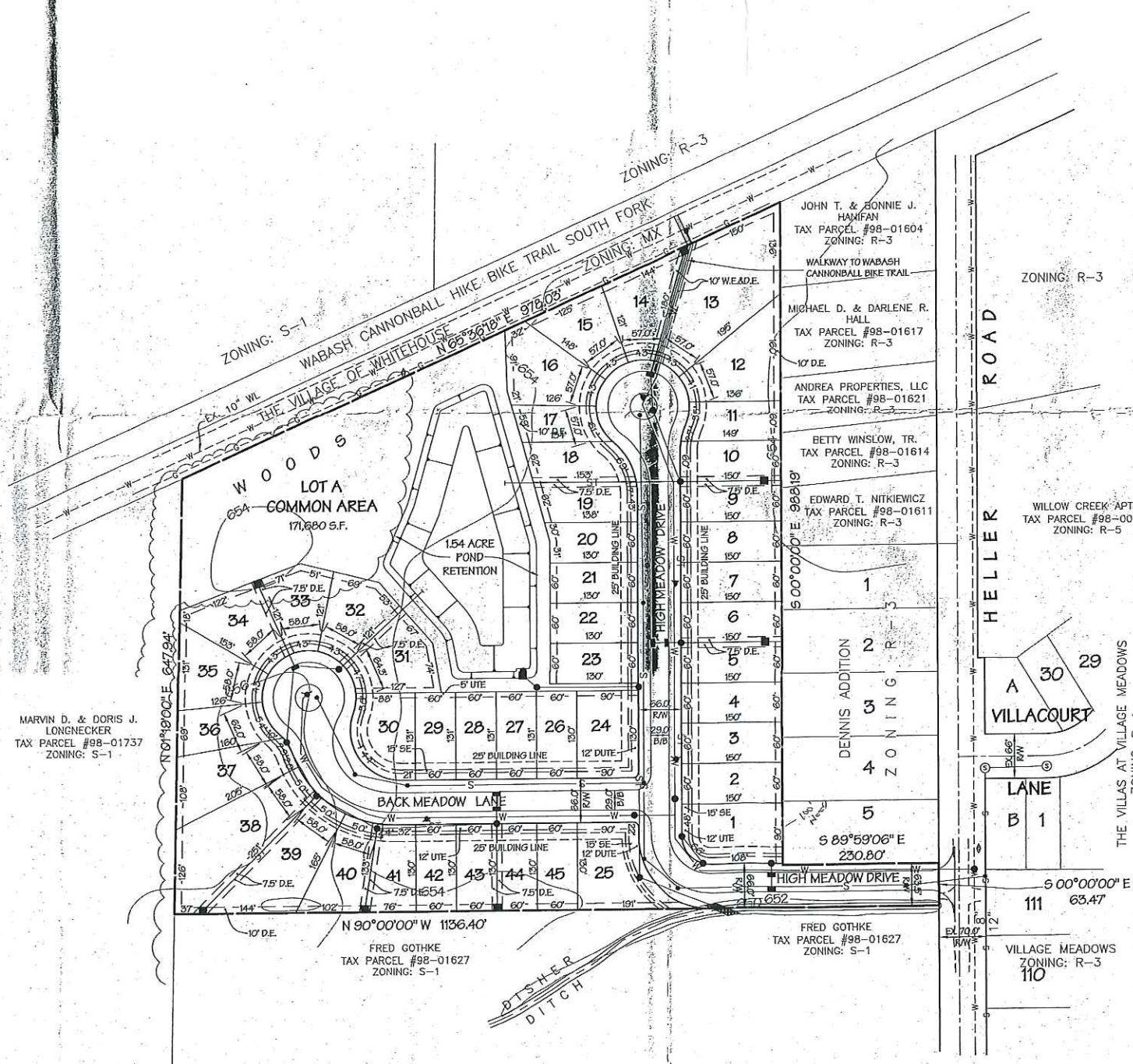
VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO

RECEIVED  
JUL 22 2016

Approved  
Prelim - PC  
8/1/16



VICINITY MAP



#### LEGAL DESCRIPTION

LOT 6 IN DENNIS ADDITION IN THE VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO, SAME BEING RECORDED IN PLAT 124-47.

#### DENSITY CALCULATION

- TOTAL PARCEL ACREAGE = 17.8± AC.
- EX. RIGHT-OF-WAY = 0.06± AC.
- GROSS PARCEL ACREAGE = 17.74± AC.
- NET RESIDENTIAL ACREAGE = 14.19 AC.
- UNDERLYING ZONING (R-3) = 10,800 SF/LOT
- MAXIMUM NUMBER OF LOTS = 57

#### SITE ANALYSIS

- NUMBER OF LOTS = 45
- 60' RIGHT-OF-WAY
- 25' CURBED PAVEMENT (BACK TO BACK)
- SANITARY SEWERS
- STORM SEWERS
- WATERLINES
- NATURAL GAS
- 10' UTILITY EASEMENTS
- UNDERGROUND ELECTRIC, PHONE AND CABLE

EXISTING ZONING: R-3/PUD

ACREAGE: 17.8±

DENSITY: 45 LOTS / 14.19 ACRES  
= 3.17 LOTS/ACRE

OPEN SPACE PROVIDED = 3.9 ACRES± (27%)

FLOOD PLANE ELEVATION = 653.1±

DEVELOPED BY:

**CHARLES GRASS**

6027 MATTHEW DRIVE  
WHITEHOUSE, OHIO 43071

PREPARED BY:

**FellerFinch**

& ASSOCIATES, INC.  
Engineers • Architects • Surveyors

1683 Woodlands Drive, Maumee, Ohio 43537  
Phone: (419) 893-3680  
Fax: (419) 893-2982  
www.fellerfinch.com

PROJECT No.: 10E05233 DWG: 10-05233PR01A6.DWG DATE: 7-18-16

EASEMENT ABBREVIATIONS	
D.E.	..... DRAINAGE EASEMENT
U.E.	..... UTILITY AND TOLEDO EDISON EASEMENT
S.E.	..... SANITARY EASEMENT
D.U.E.	..... DRAINAGE, UTILITY AND TOLEDO EDISON EASEMENT
W.E.	..... WATERLINE EASEMENT



SCALE: 1" = 100'



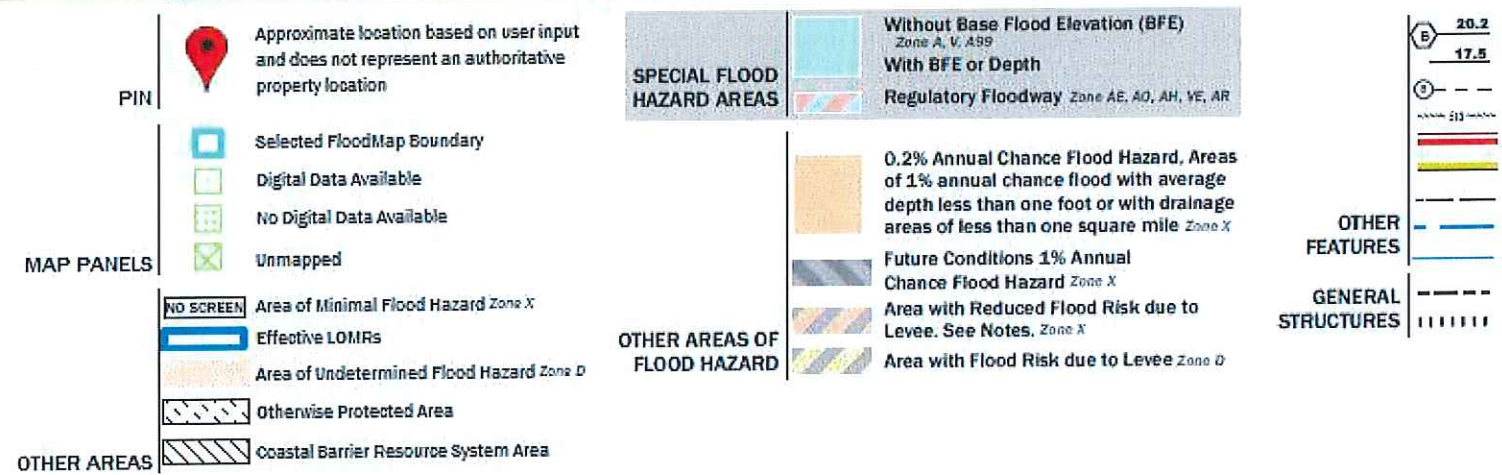
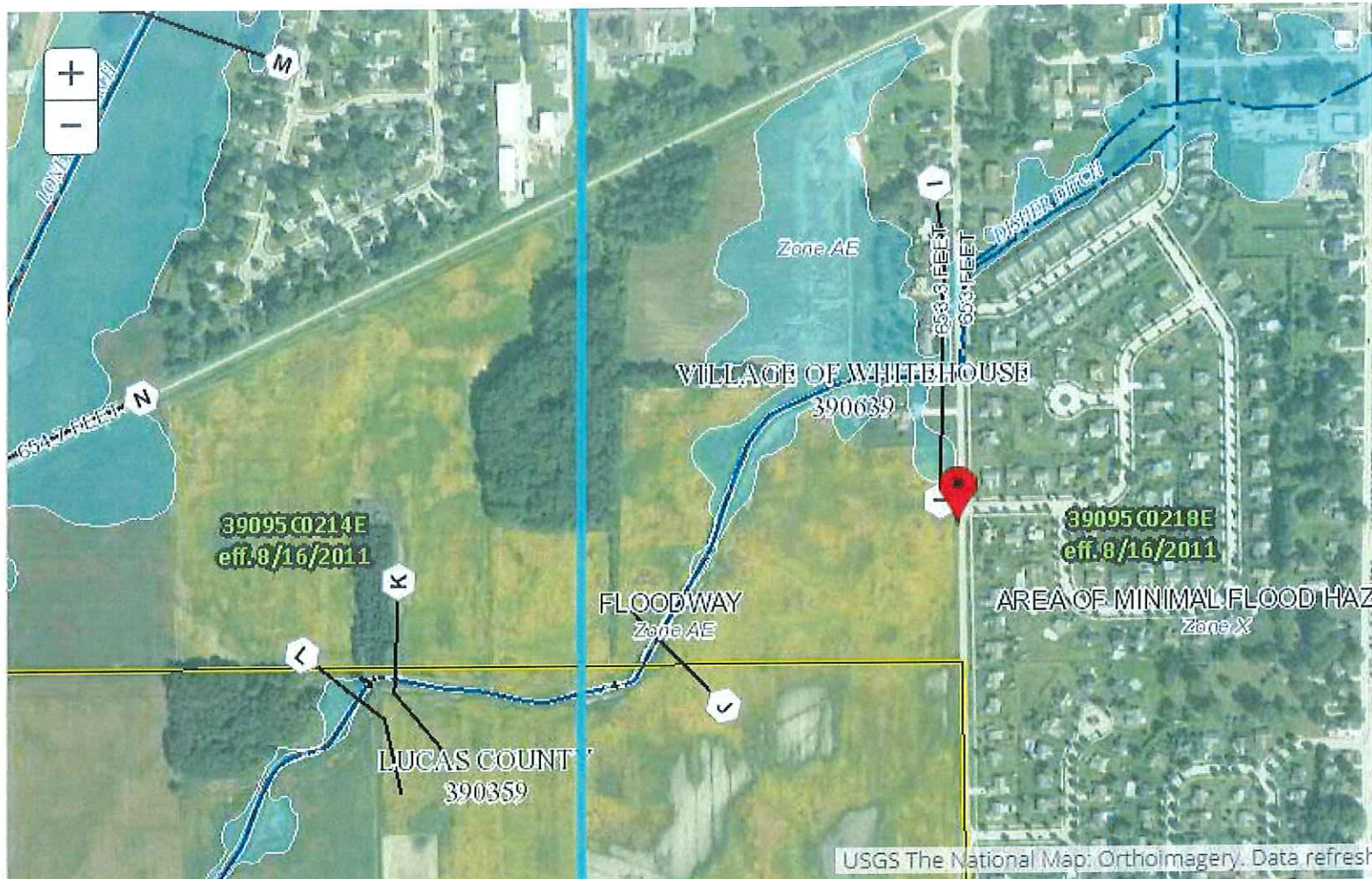


EXHIBIT "B"



## Whitehouse Fire Department

10550 Waterville Street P.O. Box 2817  
Whitehouse, Ohio 43571  
419 877-0363  
Fax 419 877-4827

**Joshua Hartbarger, Chief**

William May, Assistant Chief

Jason Francis, Deputy Chief

Date: May 2, 2019

To: Tiffany Bachman

Cc: Chief Joshua Hartbarger

From: Deputy Chief Jason Francis

RE: Whitehouse Meadows

After reviewing the drawings for Whitehouse Meadows Subdivision, I have the following comments:

1. If the developer decides to complete this subdivision in phases, there shall not be any dead end roads. The preferred method for fire department turnarounds are cul-de-sacs. However, please see the attached letter "New Subdivisions in the Village of Whitehouse".
2. The turnaround MUST be maintained in all weather conditions to allow access, i.e, snow plowing.

*Jason Francis*

Jason Francis  
Deputy Fire Chief



## Whitehouse Fire Department

10550 Waterville Street P.O. Box 2817  
Whitehouse, Ohio 43571  
419 877-0363  
Fax 419 877-4827

**Joshua, Hartbarger Chief**

William May, Assistant Chief

Jason Francis, Deputy Chief

Date: November 6, 2017

To: Jordan Daugherty

Cc: Chief Joshua Hartbarger, Barb Knisely

From: Deputy Chief Jason Francis

RE: New Subdivisions in the Village of Whitehouse

New subdivisions that are built in the Village of Whitehouse have many benefits to the community. These subdivisions bring in people from other areas that want to live in our great community and raise a family. Bringing in new families into the community helps bring people together for community activities. Lastly, the local housing market helps the economy.

Today, many developers build subdivisions multiple phases. Although most subdivisions are built with cul-de-sacs, the cul-de-sacs are usually finished when the last plat is started. Some subdivisions take many years to be built in different stages with multiple developers. The problem is that dead end roads do not allow fire department vehicles the ability to turn around without using a part of a resident's driveway. These driveways may not be able to support the weight of large fire department vehicles.

Dead end roads pose a safety issue for safety services and maintenance. Administration in the Village of Whitehouse should ensure that new subdivisions do not have dead end roads in the Village of Whitehouse. All subdivisions should have cul-de-sacs that meet the minimum requirements per the Ohio Fire Code and Village of Whitehouse requirements in all stages of the project. cul-de-sacs can be temporary that have a suitable base for fire department vehicles.

Lastly, before any new subdivisions are reviewed at the planning commission meeting, administration should review new proposed subdivisions in a meeting together. Below is a picture of a cul-de-sac that is approved through the Ohio Fire Code. If a cul-de-sac will not be feasible in a subdivision, this should be dealt with on a case by case basis with an alternative method that allows a fire department vehicle the ability to turn around. This should be approved through Village of Whitehouse Administration before the project is brought before the planning commission. Thank you for your understanding in this matter.



# Whitehouse Fire Department

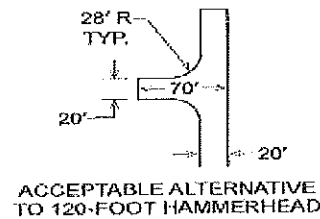
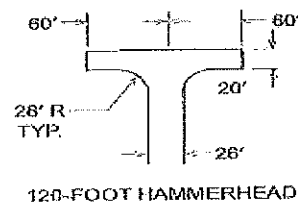
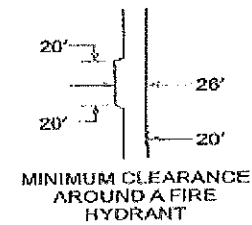
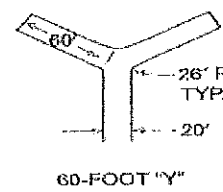
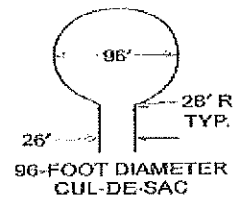
10550 Waterville Street P.O. Box 2817  
Whitehouse, Ohio 43571  
419 877-0363  
Fax 419 877-4827

**Joshua, Hartbarger Chief**

William May, Assistant Chief

Jason Francis, Deputy Chief

The top left picture shows an approved cul-de-sac. The other pictures are an alternative method that allows fire department vehicles the ability to turn around. The alternative methods will be dealt with on a case by case basis if necessary.





**STAFF REPORT  
PLANNING COMMISSION  
Renewal of Preliminary Plats for Steeplechase Plats 6 & 7  
Staff Report #04-2019  
May 6, 2019**

Owner: Hallmark Development Co., LLC

Developer/Applicant: Hallmark Development Co., LLC, Don Flenner, President

Engineer: Feller, Finch & Associates, Inc

Subject Property: Steeplechase at Whitehouse, Plats 6 & 7

Current Zoning: R-2, Single Family Residential District

Request: Applicant is requesting Planning Commission's renewal of the Preliminary Plat 6 & 7 of Steeplechase at Whitehouse. The plat will include thirty-three (33) single family homes.

Adjacent Zoning: To the North: A, Agricultural with Special Use  
To the West: R-2, Single Family  
To the South: Waterville Township  
To the East: A, Agricultural

Adjacent Uses: To the North: Anthony Wayne Schools, Board of Education  
To the West: Steeplechase  
To the South: Waterville Township  
To the East: Farmland

**Information for Review:**

1. The preliminary plat was originally approved by the Planning Commission on June 3, 2002, for 160 single family lots. Plats 1 (39 lots), 2 (19 lots) and the zero lot line villas (25 lots) are completely built out. In 2014, Plat 3 (14 lots) was renewed and in 2016, Plat 4 (18 lots) was renewed. In 2017, Plat 5 (24 lots) was renewed.
2. Mr. Flenner is now requesting that Plats 6 & 7, consisting of thirty-three (33) lots be renewed. He will start Plat 6 in the spring of 2019 but will need an extension for Plat 7, estimated start date will be summer of 2020.
3. All lots meet or exceed the required 15,000 square foot minimum.

4. The R-2 zoning district requires all lots meet or exceed the minimum 90-foot frontage at the building line. Lots 114-147 meet this requirement.
5. The Developer has indicated the proper thirty-five (35) foot front yard setbacks on Lots 115-147. All lots also require thirty-five (35) foot rear yard and ten (10) foot side yard setbacks.
6. Construction traffic will be required to enter the subdivision from Dutch Road (Stockton to Rockingham) and cannot travel through the existing portions of Plats 1, 3 and 4 off Bucher Road. Mr. Flenner should confirm this with his contractors.
7. Pursuant to Chapter 1127.10, a street tree plan must be submitted for approval by the Whitehouse Tree Commission. Mr. Flenner should arrange to be placed on the Agenda. All developers and builders have been informed of the new Street Tree Fee that is charged at the time zoning permits are issued. Village staff has worked with Mr. Flenner in the past with regards to this requirement. Will Mr. Flenner be planting the trees or will Village staff be responsible?
8. A street lighting plan will need to be submitted using the acorn style street lights. Once approved by village staff, approved by Whitehouse Engineers, and Toledo Edison has calculated the cost for installation, Developer will be required to pay for the entire amount before construction will be authorized to proceed by the Village.
9. The Village Engineer, Jeff Yoder of Poggemeyer Design Group, is in the review process of the plans as submitted for Plat 6 & 7. A copy of his comments is provided (Exhibit A). During construction, all work shall be inspected by an independent inspector to be named by the Village of Whitehouse. All expenses associated with the inspections will be paid by the developer.
10. Chapter 1131.11 Financial Guarantees requires escrow deposits or bonds be provided to the Village and states:  
  
*All improvements, such as streets, utilities, sidewalks, trees, monuments and other facilities, required in this chapter shall be completed to the satisfaction of Council, unless the subdivider files with the Clerk of Council a bond with surety in such form as shall be approved by the Village Solicitor, or deposits in escrow, with like approval, an amount, which is 110% of the estimated cost by the Village Engineer. Such bond or escrow agreement shall; guarantee that all improvements will be constructed and completed in a satisfactory manner and within a reasonable period, not to exceed two (2) years, and that all required expenses shall be paid.*
11. All work performed shall be free from defect of material and/or workmanship for the period of two (2) years. Village Solicitor Philip C. Davis will be asked to review the bonds and/or escrow agreements submitted by owner/developer prior to final approval and recording of Steeplechase Plat 5.
12. All Developers, including Mr. Flenner, have been given a copy of the Whitehouse requirements concerning OEPA regulations and the need to obtain National Pollution Elimination Systems general permit coverage for the Municipal Separate Storm Sewer Systems.

13. Developer must conform to the Village of Whitehouse Erosion and Sediment Control Standards and Ohio Rainwater & Land Development manuals. This includes erosion and sediment control for small construction sites as well as stormwater discharge and storm sewer connection regulations. Whitehouse Council passed legislation on February 21, 2017 (Ordinance No. 5-2017), which sets forth the enforcement and penalties associated with these regulations.
14. Developer will be required to construct and maintain a common concrete wash out area. If phased, one for each phase. They will need to be large enough to accommodate all lots. Developer must post signs notifying contractors to use the common concrete wash out area only.
15. During construction of each individual lot, dumpsters must be placed and used during construction to avoid debris and litter from being blown around the neighborhood.
16. "As built" plans must be submitted to the Village of Whitehouse by the developer when this plat is completed.

**Considerations:**

**Water/Sewer/Street Comments:**

- A. All utilities to meet most current VOW design standards at time of start of construction.
- B. Water main is to be completely constructed prior to final plat approval.
- C. Water taps to be completed by Developer and constructed to road Right-of-way (R/W); staked and painted blue.
- D. All sanitary sewer taps to be constructed to R/W; staked and painted green.
- E. All storm sewer taps to be constructed to R/W; staked and painted green.
- F. Storm water plan will need to be reviewed by Lucas County Engineer and Whitehouse Engineer once the developers engineer provides new storm water calculations. Once provided, the area encompassing pond will need to meet current OEPA storm water regulations.
- G. Strongly encourage the enforcement of Section 931.13 of the Village's Ordinance 931 – Sediment and Erosion control. Section 931.13 reads as follows:

**931.13 BOND**

A. If a SWP3 or abbreviated SWP3 is required by this regulation, soil disturbing activities shall not be permitted until a cash bond or deposit has been deposited with the Whitehouse Finance Department. The amount shall be a \$1,500 minimum, and an additional \$1,500 paid for each subsequent acre or fraction thereof or the cost of stabilizing disturbed areas based on a fee schedule established by Whitehouse Council. The bond will be used for Whitehouse to perform the obligations otherwise to be performed by the owner of the development area as stated in this regulation and to allow all work to be performed as needed in the event that the applicant fails to comply with the provisions of this regulation. The cash bond

shall be returned, less Whitehouse administrative fees as determined from time to time by Council and adopted into the Whitehouse Rate and Fee Schedule, after all work required by this regulation has been completed and final stabilization has been reached, all as determined by the Whitehouse Engineer.

H. If Plats 6 & 7 are not completed at the same time, Developer will be required to install an Auto Flusher Valve.

I. A guardrail at Old Canterbury Drive will be required.

**Fire Department Comments:**

A. A letter dated May 2, 2019 from Deputy Chief Jason Francis is attached as Exhibit B.



REQUEST FOR COMMERCIAL / RESIDENTIAL  
SITE PLAN REVIEW  
Village of Whitehouse, Ohio

Date: \_\_\_\_\_

Staff Report No. \_\_\_\_\_

SECTION I

- A. Name of Development: Steeplechase at Whitehouse
- B. Type of Development:  
(Please check one)
- |   |   |
|---|---|
| <input type="checkbox"/> R-1 Single Family            | <input type="checkbox"/> R-4 Two Family   |
| <input checked="" type="checkbox"/> R-2 Single Family | <input type="checkbox"/> R-5 Multi-Family |
| <input type="checkbox"/> R-3 Single Family            | <input type="checkbox"/> PUD              |
| <input type="checkbox"/> Commercial                   | <input type="checkbox"/> Industrial Site  |
- C. Name of Developer(s): Hallmark Development Co. LLC  
Address: PO Box 426, Holland Ph: \_\_\_\_\_ Fax: \_\_\_\_\_
- D. Name of Owner: Same as Developer  
Address: \_\_\_\_\_ Ph: \_\_\_\_\_ Fax: \_\_\_\_\_
- E. Name of Engineering Firm: Feller, Finch & Associates  
Address: 1683 Woodlands Dr. Maumee Ph: 419-893-3680 Fax: \_\_\_\_\_
- F. Location of Development: See the attached map  
(Attach map) \_\_\_\_\_

SECTION II

- A. Developers are requesting: (Check appropriate box)
- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Preliminary Plat Approval | <input type="checkbox"/> Commercial / Industrial Site Plan Approval |
| <input type="checkbox"/> Final Plat Approval                  |   |
- If requesting Final Plat Approval, complete B and C below
- B. Date on which Preliminary Plat Approval was granted: \_\_\_\_\_
- C. Financial Guarantees:
- |   |  |
|---|--|
| Developer has filed a(n): (check one)   | <input type="checkbox"/> Escrow Agreement                                |
| (To assure improvements will be constructed and completed in a satisfactory manner) | <input type="checkbox"/> Performance Bond with Surety                    |
|   | <input type="checkbox"/> Installed and Village has accepted improvements |

DESIGN STANDARDS

MEETS OR EXCEEDS  
STANDARDS

VARIANCE  
REQUESTED\*  
(Mark in Red)

\* If variance is requested, on an additional sheet describe in detail the reason for the variance request.

A. Lot Requirements vary with the zoning classification:

- |   |          |   |
|---|----------|---|
| 1. Minimum <u>90</u> ft. frontage                               | <u>✓</u> | — |
| 2. Minimum square footage <u>15,000 SF</u>                      | <u>✓</u> | — |
| 3. Minimum rear yard of 35 ft. Single Fam.<br>25 ft. Multi Fam. | <u>✓</u> | — |
| 4. Minimum Front Bldg. Line <u>35</u> ft.                       | <u>✓</u> | — |
| 5. Minimum Side Yard of <u>10</u> ft.                           | <u>✓</u> | — |
| 6. Maximum height of 2 1/2 stories                              | <u>✓</u> | — |
| 7. Corner lots min. width 100 ft.                               | <u>✓</u> | — |
| 8. All lots abut a public street                                | <u>✓</u> | — |

B. Streets:

- |   |           |   |
|---|-----------|---|
| 1. Street width (right of way)<br>minimum in feet - 66  | <u>✓</u>  | — |
| 2. Streets intersection at right<br>angles nearly as possible   | <u>✓</u>  | — |
| 3. New streets shall continue from<br>existing streets or jog at a<br>minimum of 140 feet from existing   | <u>✓</u>  | — |
| 4. Cul-de-sac streets shall not be<br>over 600 ft in length and termi-<br>nus shall be circular area with<br>minimum of 100 ft diameter   | <u>NA</u> | — |
| 5. Streets in sub-division shall be<br>improved with hard surface pave-<br>ment with adequate drainage and<br>shall be a minimum width of 29 ft.<br>with curb along each side of such<br>surfacing. | <u>✓</u>  | — |

C. Blocks:

- |   |          |   |
|---|----------|---|
| 1. Maximum length shall generally be<br>one fourth of a mile or 1,320 ft. | <u>✓</u> | — |
|---|----------|---|



2. Width of block to accomodate two tiers of lots, except single tier lots which have greater depth than the minimum requirement of 120 ft. ✓ \_\_\_\_\_

D. Public Spaces:

1. Set aside reasonable amount of land for play areas, park or other public space as provided in Ohio R.C. 711.09. \_\_\_\_\_

E. Easements:

1. Utility easements @ least 5 ft in width shall be provided in rear of each lot and/or along side lot lines continuous to streets or alleys where necessary. ✓ \_\_\_\_\_
2. Open ditch easements equal to width of the required cross-section plus twenty feet on one side shall be provided. NA \_\_\_\_\_
3. Easements for enclosed drainage systems shall be minimum of fifteen feet in width. ✓ \_\_\_\_\_

F. Storm Sewer (Extension of Public Storm Sewer Main)

1. Drainage lateral, including an adequate outlet, shall be designed & constructed to provide for disposal of all surface water. ✓ \_\_\_\_\_
2. Drainage ditch shall be enclosed when the enclosure is equivalent in capacity to forty-eight inches in diameter or less. Such enclosures shall be constructed, installed & paid for by developer. NA \_\_\_\_\_
3. Storm hydraulic grade lines shall be based on estimated run-off conditions in watershed, ten years from the time the improvement is made. ✓ \_\_\_\_\_

G. Water Main (Extension of Public Water Line)

1. When adequate public water line is within 1,000 feet of subdivision, such line shall be extended so that each lot has access to the public water supply and total cost borne by developer. ✓ \_\_\_\_\_
2. When public water supply system is used and lots are less than 12,000 sq ft, sanitary sewers shall be provided and connected to a public system or an approved treatment plant. ✓ \_\_\_\_\_

H. Sewer Main (Extension of Sewer Line)

1. When the proposed subdivision is located within 500 feet of an adequate sanitary sewer line, a connection to the line shall be provided for each lot by the developer.

✓            

I. Street Lights

1. Acorn street lighting plan approved by the Village with developer paying total cost of installation.

✓            

J. Sidewalks

1. Concrete sidewalks covering all developable frontage with a minimum of five (5) ft. and conforming to all Village specs.

✓            

K. Utilities (Other)

1. All utilities (electric, gas, phone, cable etc.) must be located in public easement and installed underground.

✓            

L. Monuments

1. All subdivision boundary corners and others must be marked with cement and iron pipe monuments.

✓            

---

ZONING INSPECTOR COMMENTS

---

VILLAGE ADMINISTRATOR COMMENTS



PLANNING COMMISSION

VARIANCE REQUESTED (Section #)

DENIED

APPROVED

CONDITION.  
APPROVAL\*

1

2. [https://www.fda.gov/oc/ohrt/fda-ohrt-report-2019.pdf](#)

3.

4

5. \_\_\_\_\_

[illegible]

.....

.....

\* \* \* \* \*

### PLANNING COMMISSION COMMENTS

I, \_\_\_\_\_ (Owner, Developer, Engineer) of the  
(circle one)

proposed development known as \_\_\_\_\_ certify

that all the information provided herewith is true and accurate to the best of my knowledge.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_



SITE PLAN REVIEW CHECK LIST  
Village of Whitehouse, Ohio

SHOWN ON NOT SHOWN  
PLAN ON PLAN  
(MK IN RED)

(1) IDENTIFICATION SHALL BE NOTED AS FOLLOWS:

- |  |                                     |                          |
|--|-------------------------------------|--------------------------|
| A. The title "Preliminary Drawing"   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B. The proposed name of the subdivision  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C. The location by township, section, town and range or by other legal description;        | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D. Names and addresses of the developer and his or her agent who designed the subdivision; | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E. The scale of the drawing (one inch equals 100 ft. preferred);                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F. The date and north point;   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G. The approximate acreage; and  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| H. The key location.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

(2) DELINEATION SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

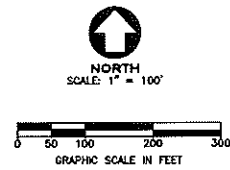
- |   |                                     |                          |
|---|-------------------------------------|--------------------------|
| A. Boundary lines of the proposed subdivision indicated by dashed heavy lines;  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B. Locations, widths and names of all existing or prior platted streets or other public ways; railroad and utility rights of way and easements; parks and other public open spaces; permanent buildings and structures; and section and corporation lines, within or adjacent to the tract; | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C. Existing sewers, water mains, culverts, other underground facilities and open drainage ditches in and within close proximity to the tract, indicating the size, depth, direction of flow and location;   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D. Boundary lines of all tracts of unsubdivided and subdivided land abutting the proposed plat, showing owners of tracts greater than one acre;   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E. Indication of ground forms, preferably contours at two-foot intervals as measured in the field;  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F. The existing zoning of the proposed subdivision and abutting tracts in zoned areas;  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G. The layout of proposed streets, their proposed names and widths and the widths of proposed alleys, crosswalkways and easements. Proposed street names shall be checked with the Real Estate Transfer Department of the County Auditor's office to avoid duplication.                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| H. Layout numbers and dimensions of lots or parcels with appropriate designations;  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| I. Suggested locations of proposed water lines, sanitary sewer lines, storm sewer lines and sidewalks;  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

J.	Sanitary treatment plant, well and septic tank locations;	<u>NA</u>	_____
K.	Where septic tanks are proposed, the submission of the results of soil percolation tests. The location of soil percolation tests shall be indicated and keyed to the result submitted.	<u>NA</u>	_____
L.	A diagram of proposed drainage development, including streets and lots, with indication of their outlet into existing facilities, and proposed elevation of drains at critical points;	<u>✓</u>	_____
M.	In critical areas, high water levels and areas subject to flooding;	<u>NA</u>	_____
N.	A screen planting plan, if any; and	<u>NA</u>	_____
O.	Proposed building set-back lines, showing dimensions.	<u>✓</u>	_____

APPROVED:

BY: \_\_\_\_\_

DATE: \_\_\_\_\_



# Steeplechase at Whitehouse Plats 6 & 7

A PRELIMINARY DRAWING IN THE VILLAGE OF  
WHITEHOUSE, LUCAS COUNTY, OHIO



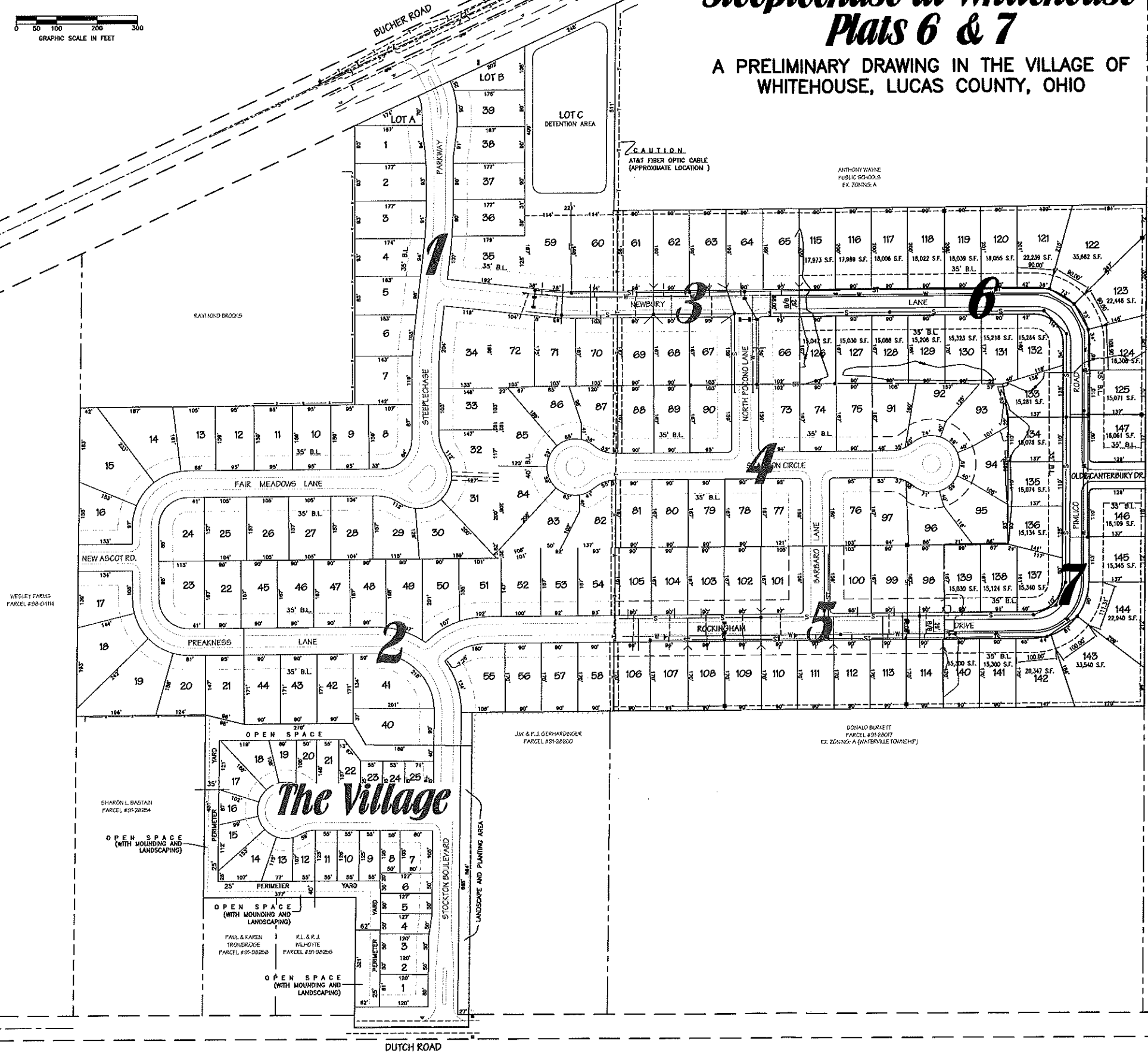
LOCATION MAP

## DESCRIPTION

PART OF SECTION 36, TOWN 7 NORTH, RANGE 9  
EAST, VILLAGE OF WHITEHOUSE, LUCAS  
COUNTY, OHIO.

## SITE ANALYSIS

- PARCEL NO. 99-04358
- AREA: 16.295 AC.
- EX. ZONING: R-2
- NUMBER OF LOTS: 19 IN PLAT 6, 14 IN PLAT 7
- 66' RIGHT-OF-WAY
- 28' CURBED PAVEMENT (BACK TO BACK)
- SANITARY SEWERS
- STORM SEWERS
- WATERLINES
- NATURAL GAS
- 10' UTILITY EASEMENTS
- UNDERGROUND ELECTRIC, PHONE AND CABLE
- STREET LIGHTING
- 5' WIDE SIDEWALKS
- SETBACKS
  - 35' FRONT SETBACK
  - 35' REAR SETBACK
  - 10' SIDE SETBACK
- STREET TREES WILL BE COORDINATED WITH THE TREE COMMISSION AND A STREET TREE PLAN WILL BE SUBMITTED WITH THE FINAL PLAT.



## OWNER / DEVELOPER:

**HALLMARK DEVELOPMENT CO., LLC**  
P.O. BOX 426  
HOLLAND, OHIO 43526

## PREPARED BY:

**FellerFinch**  
& ASSOCIATES, INC.  
Engineers • Surveyors

1683 Woodlands Drive, Maumee, Ohio 43537  
Phone: (419) 893-3680  
Fax: (419) 893-2982  
www.fellerfinch.com

DATE: APRIL 19, 2019

PROJECT NO. 10604233



April 15, 2019

Mr. Steve Pilcher  
Public Service Director  
Village of Whitehouse  
6925 Providence Street  
Whitehouse, Ohio 43571

Re: Steeplechase at Whitehouse, Plat 6  
Plan Review  
Whitehouse, Ohio  
PN: 200000-00001

Dear Mr. Pilcher:

As requested, we have completed our review of the construction drawings for the above-referenced development as provided to our office by the Village.

This review includes proposed sanitary sewer and waterline improvements. We have not received Roadway and Drainage plans at this time. We herewith offer the following comments and recommendations for your review and consideration:

#### **Sanitary Sewer Improvements**

1. Sheet 4 of 4: The invert elevations at manhole 23+39.11 are not correct. The flowline for the 12" sanitary should be 636.63. The invert elevations for the 10" sanitary south also needs corrected. The invert elevation on the 10" plug to the south is also incorrect.
2. Sheet 4 of 4: An easement should be provided around the sanitary sewer extending beyond the plat limits at Sta. 23+39.11.

#### **Water Main Improvements**

1. Sheet 2 of 4: See attached sheet for "General Note" comments.
2. Sheet 4 of 4: In profile view, dimension the clearance as "18" Min." at the waterline and stormwater crossings at Sta. 17+68.67 and 23+32.86.
3. Sheet 4 of 4: An easement should be provided around the waterline extending beyond the plat limits at Sta. 23+39.11.
4. Sheet 4 of 4: The Village is now requiring dead end runs of waterlines to have an automatic hydrant/water main flushing device at the end of the line instead of a blow-off hydrant. Please add a Mueller HG-8 Hydro-Guard Automated Flushing System to the end of the waterline. Please note that the system will require a discharge line run to a nearby catch basin.

The construction of all proposed sanitary sewer and waterline improvements will need to meet the Village of Whitehouse, the Ohio Department of Transportation, the Ohio Environmental Protection Agency, and the American Waterworks Association Standards and Specifications.

Exhibit A



Mr. Steve Pilcher  
April 15, 2019  
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PDG recommends that the Village consider approval of the Construction Drawings if the developer satisfactorily addresses comments and recommendations of this review and subject to conditions of other proper reviewing agencies and Village Departments. We may need to provide additional comments on the Waterline and Sanitary plans once the Roadway plans are reviewed.

Thank you for the opportunity to provide these comments. If there are any questions regarding our review of this development, please do not hesitate to contact this office.

Sincerely,

POGGEMEYER DESIGN GROUP, INC.

Jeffrey T. Yoder, PE  
Managing Principal



## Whitehouse Fire Department

10550 Waterville Street P.O. Box 2817  
Whitehouse, Ohio 43571  
419 877-0363  
Fax 419 877-4827

**Joshua Hartbarger, Chief**

William May, Assistant Chief

Jason Francis, Deputy Chief

Date: May 2, 2019

To: Tiffany Bachman

Cc: Chief Joshua Hartbarger

From: Deputy Chief Jason Francis

RE: Steeplechase Subdivision

After reviewing the drawings for Steeplechase Subdivision, I have the following comments:

1. If the developer decides to complete this subdivision in phases, there shall not be any dead end roads. The preferred method for fire department turnarounds are cul-de-sacs. However, please see the attached letter "New Subdivisions in the Village of Whitehouse".
2. The turnaround MUST be maintained in all weather conditions to allow access, i.e, snow plowing.

*Jason Francis*

Jason Francis  
Deputy Fire Chief



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**Joshua, Hartbarger Chief**

William May, Assistant Chief

Jason Francis, Deputy Chief

Date: November 6, 2017

To: Jordan Daugherty

Cc: Chief Joshua Hartbarger, Barb Knisely

From: Deputy Chief Jason Francis

RE: New Subdivisions in the Village of Whitehouse

New subdivisions that are built in the Village of Whitehouse have many benefits to the community. These subdivisions bring in people from other areas that want to live in our great community and raise a family. Bringing in new families into the community helps bring people together for community activities. Lastly, the local housing market helps the economy.

Today, many developers build subdivisions multiple phases. Although most subdivisions are built with cul-de-sacs, the cul-de-sacs are usually finished when the last plat is started. Some subdivisions take many years to be built in different stages with multiple developers. The problem is that dead end roads do not allow fire department vehicles the ability to turn around without using a part of a resident's driveway. These driveways may not be able to support the weight of large fire department vehicles.

Dead end roads pose a safety issue for safety services and maintenance. Administration in the Village of Whitehouse should ensure that new subdivisions do not have dead end roads in the Village of Whitehouse. All subdivisions should have cul-de-sacs that meet the minimum requirements per the Ohio Fire Code and Village of Whitehouse requirements in all stages of the project. cul-de-sacs can be temporary that have a suitable base for fire department vehicles.

Lastly, before any new subdivisions are reviewed at the planning commission meeting, administration should review new proposed subdivisions in a meeting together. Below is a picture of a cul-de-sac that is approved through the Ohio Fire Code. If a cul-de-sac will not be feasible in a subdivision, this should be dealt with on a case by case basis with an alternative method that allows a fire department vehicle the ability to turn around. This should be approved through Village of Whitehouse Administration before the project is brought before the planning commission. Thank you for your understanding in this matter.





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The top left picture shows an approved cul-de-sac. The other pictures are an alternative method that allows fire department vehicles the ability to turn around. The alternative methods will be dealt with on a case by case basis if necessary.

